



Department of City Development
 City Plan Commission
 Redevelopment Authority of the City of Milwaukee
 Neighborhood Improvement Development Corporation

Rocky Marcoux
 Commissioner
 rmarco@milwaukee.gov

Martha L. Brown
 Deputy Commissioner
 mbrown@milwaukee.gov

December 17, 2015

Environmental Protection Agency – Region 5
 Attn: Matthew Didier
 77 West Jackson Boulevard
 Mail Code SE-7J
 Chicago, IL 60604-3507

Dear Mr. Didier:

Re: RACM's Application for an EPA Brownfields Cleanup Grant –
 4135 South 6th Street, Milwaukee, Wisconsin

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for a \$200,000 cleanup grant to remediate a vacant parcel located at 4135 South 6th Street on the City of Milwaukee's south side. The site is located in the Garden District and the Green Corridor, both designations by Milwaukee's Common Council to recognize the long history of residents and businesses gardening practices and encourage the continued emphasis of sustainable implementations and best management practices, respectively.

Located near Milwaukee's main airport, General Mitchell International Airport, the area in which the site is located is primarily industrial. This site was historically occupied by a chemical laboratory from at least the 1940s until the early 1980s when the Wisconsin Department of Natural Resources (WDNR) deemed the business a threat to human health and the environmental and requested EPA to conduct a Removal Action. EPA completed removal of hundreds of drums and barrels in 1984 and returned in 1993 through 1994 to conduct additional Removal Action of asbestos and underground storage tanks. Since that time, the site has remained a vacant and blighting influence on the neighborhood.

With limited funding, RACM has been actively working to assess the site to define the extent of contamination remaining following EPA Removal Actions. Beginning in 2008, RACM used EPA Assessment funding to complete Phase I and Phase II activities at the site. Based on the high concentrations of chlorinated volatile organic compounds at the site and with no proper steward following the former owner's death, RACM has partnered with WDNR to implement a Phytoremediation Interim Action. The phytoremediation installation was completed with EPA Green Cleanup Pilot Funding in an effort to hydraulically influence the contaminated groundwater and decrease migration of high concentrations of chlorinated volatile organics south and west of the property toward residences. While initial results indicate contaminant reduction from the phytoremediation, source reduction is necessary for finally getting 4135 South 6th Street to safe contaminant levels, and an EPA Cleanup Grant will allow RACM to complete the cleanup.



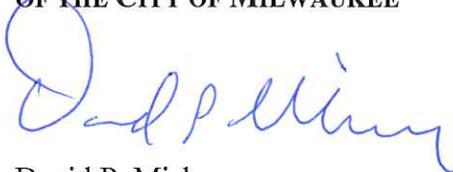
The following provides information regarding RACM's grant application:

- a. **Applicant Identification:** Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, WI 53202
- b. **Applicant DUNS Number:** 071914712
- c. **Funding Requested:** (i) Grant type: Cleanup Grant; (ii) Federal Funds Requested: \$200,000; (iii) Contamination: Hazardous
- d. **Location:** City of Milwaukee, County of Milwaukee, Wisconsin
- e. **Property Name and Address:** 4135 South 6th Street, Milwaukee, WI, 53221
- f. **Project Director:**
Karen Dettmer
809 North Broadway
Milwaukee, WI 53202
Phone: 414-286-5642
Fax: 414-286-0395
E-mail: kdettm@milwaukee.gov
- Highest Ranking Elected Official:**
Mayor Tom Barrett
200 East Wells St
Milwaukee, WI 53202
Phone: 414-286-2200
Fax: 414-286-3191
E-mail: mayor@milwaukee.gov
- g. **Date Submitted:** December 17, 2015
- h. **Project Period:** Three years
- i. **Population:** 594,833 (2010 Census Population Estimate)
- j. **Other Factors Checklist:** This application has other factors. Please see Attachment.

Thank you for your consideration. We look forward to continuing our partnership with EPA and turning this property into an asset for the neighborhood after over 30 years of blight and contamination.

Sincerely,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



David P. Misky
Assistant Executive Director – Secretary

Attached: Other Factors Checklist

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Redevelopment Authority of the City of Milwaukee

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X pg. 8
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X pg. 4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	X Attached pg. 10
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	X Attached pg. 10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	X pg. 10



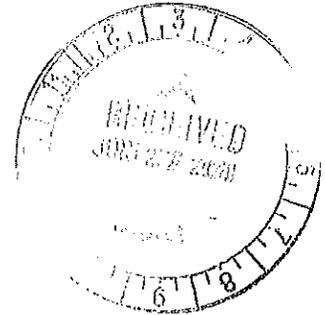
UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

2014 JUN 26 AM 11:48

*C: Marcoux
Brown
Misky
Fleming
Burton
Rotar*

June 23, 2014

Rocky Marcoux
Commissioner
Redevelopment Authority
of the City of Milwaukee
809 N. Broadway
Milwaukee WI 53202



Dear Mr. Marcoux:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

Roy K.J. Williams
Assistant Secretary of Commerce
for Economic Development



Investing in Manufacturing Community Partnerships Designated Communities

Advance Michigan IMCP

Wayne County Economic Development Growth Engine

Bryce Kelley, bkelly@waynecounty.com

Advance Michigan seeks to position its 13-county region at the forefront of the automotive and digital technologies behind connected cars and infrastructure technologies. In partnership with regional education stakeholders, Advance Michigan plans to make significant investments in workforce development programs – including retraining of incumbent workers – alongside focuses on supply chain development, infrastructure, and automotive research and development.

Advanced Manufacturing Partnership for Southern California

University of Southern California Center for Economic Development

Leonard Mitchell, mitchell@usc.edu

AMP SoCal is a consortium focused on transforming the aerospace and defense sectors, with a focus on advanced manufacturing technologies. The partnership plans to develop a range of programs, including a standards-based Additive Manufacturing Technician certificate program in partnership with regional education partners, a “University Guides Network Program” to provide a single point of contact between employers and institutions of higher education, and a digital one-stop for augmenting the ability of small manufacturers to collaborate in the design of new components.

Chicago Metro Metal Cluster

Cook County Bureau of Economic Development

Elaine Romas, elaine.romas@cookcountyil.org

The Chicago Metro Metal Cluster seeks to build upon the reputation of the Chicago metro region as a leader in class for metal manufacturing – a \$30 billion sector spanning 3,700 firms and 100,000 workers in the region. Through targeted, strategically-driven commitments across six pillars of integrated investment, the Chicago Metro Metal Cluster plans significant outlays in supply chain, infrastructure, and workforce development partnerships across the region.

DRIVE for the Future IMCP

University of Tennessee Institute for Public Service

Charles E. Shoopman, Jr., chuck.shoopman@tennessee.edu

The DRIVE initiative seeks to build upon the Tennessee Valley's pre-existing sector leadership in automotive industry employment through strategic promotion of advanced automotive technology development and commercialization. DRIVE plans to deepen regional competencies in automotive technologies through partnerships with high-impact employers, and with the goal of enhancing workforce capacity and expanding the capabilities and access of SMEs in the automotive technologies sector.

Greater Portland Food Production Cluster

Greater Portland Council of Governments

Neal W. Allen, nallen@gpcog.org

The Portland region accounts for 31% of food production across the entire state of Maine, and features a vibrant ecosystem of SMEs engaged in some stage of food production. The Greater Portland Food Production Cluster aims to bolster skills programs in industrial engineering, food science, and food preparation, alongside working to minimize supply chain waste and promote low-impact hydroponic and greenhouse methods of food production.

Greater Rochester / Fingers Lakes Region

City of Rochester

Delmonize Smith, dsmith@cityofrochester.gov

The Greater Rochester region aims to build upon its historic strength in the precision machining, optics, photonics, and imaging sectors through catalytic workforce development projects. With the intention of building cross-industry capabilities and strengthened supply chain networks, the consortium aims to decrease the time of technology transfer and creating a skills pipeline for in-demand jobs.

Northwest Georgia Center for Sustainable Floor Covering Innovation and Advanced Workforce Readiness (S-FLOR)

Northwest Georgia Regional Commission

Lloyd Frasier, lfrasier@nwgrc.org

Long a national leader in the floor covering industry, the S-FLOR consortium seeks to build upon pre-existing strengths in the sector by investing in a shortened supply chain and preparing tomorrow's workers by patching critical shortfalls in the existing secondary and technical post-secondary educational network. Leveraging innovation centers housed at Georgia Tech, the S-FLOR consortium will seek to provide cutting edge materials research and other technologies for commercialization to SMEs in the region.

The Milwaukee 7 Manufacturing Community

Redevelopment Authority of the City of Milwaukee

Rocky Marcoux, rocky.marcoux@milwaukee.gov

The Milwaukee 7 consortium seeks to strengthen Milwaukee's positioning as an attractive city for relocation of manufacturing enterprises, particularly in the areas of energy, water, and food production technologies. The Milwaukee 7 empowers academic-industry partnerships in key areas of need, and features a regional workforce alliance designed to engage employers and technical colleges in supporting curriculum developments for employer needs.

Southwest Alabama IMCP

University of South Alabama

Lynne Chronister, lchronister@southalabama.edu

The Southwest Alabama IMCP aims to leverage historical strength in the shipbuilding sector into future leadership in aviation manufacturing, with an emphasis on adapting existing workforce development programs and employer liaisons into viable partnership to drive employment growth in aviation. The opening of new aviation factories in the region promises to catalyze these investments and support exports in the region, while additional apprenticeship and pathways programs in shipbuilding will help support the region's traditional proficiencies in shipbuilding.

Southwestern Ohio Aerospace Region

City of Cincinnati

Sam Stephens, samuel.stephens@cincinnati-oh.gov

Southwestern Ohio has a significant position of leadership in the manufacturing of aerospace parts and engines globally. The Southwestern Ohio Aerospace Region (SOAR) plans to build upon these regional strengths, principally through supply chain development, a vastly expanded suite of workforce initiatives, and strategic identification of "shovel-ready" manufacturing sites for development.

Tactical Investment in Advanced Manufacturing Capabilities

Wichita State University

Dr. John S. Tomblin, john.tomblin@wichita.edu

South Kansas numbers among the most manufacturing-specialized regions in the United States, with a disproportionately high percentage of employment there contingent on the manufacturing sector. The South Kansas Manufacturing Community seeks to make aerospace manufacturing an anchor for a diversified sector, with investments in manufacturing research centers, supply chain integration investments, and up-skilling projects targeting the regional workforce.

Washington Aerospace Manufacturing Community

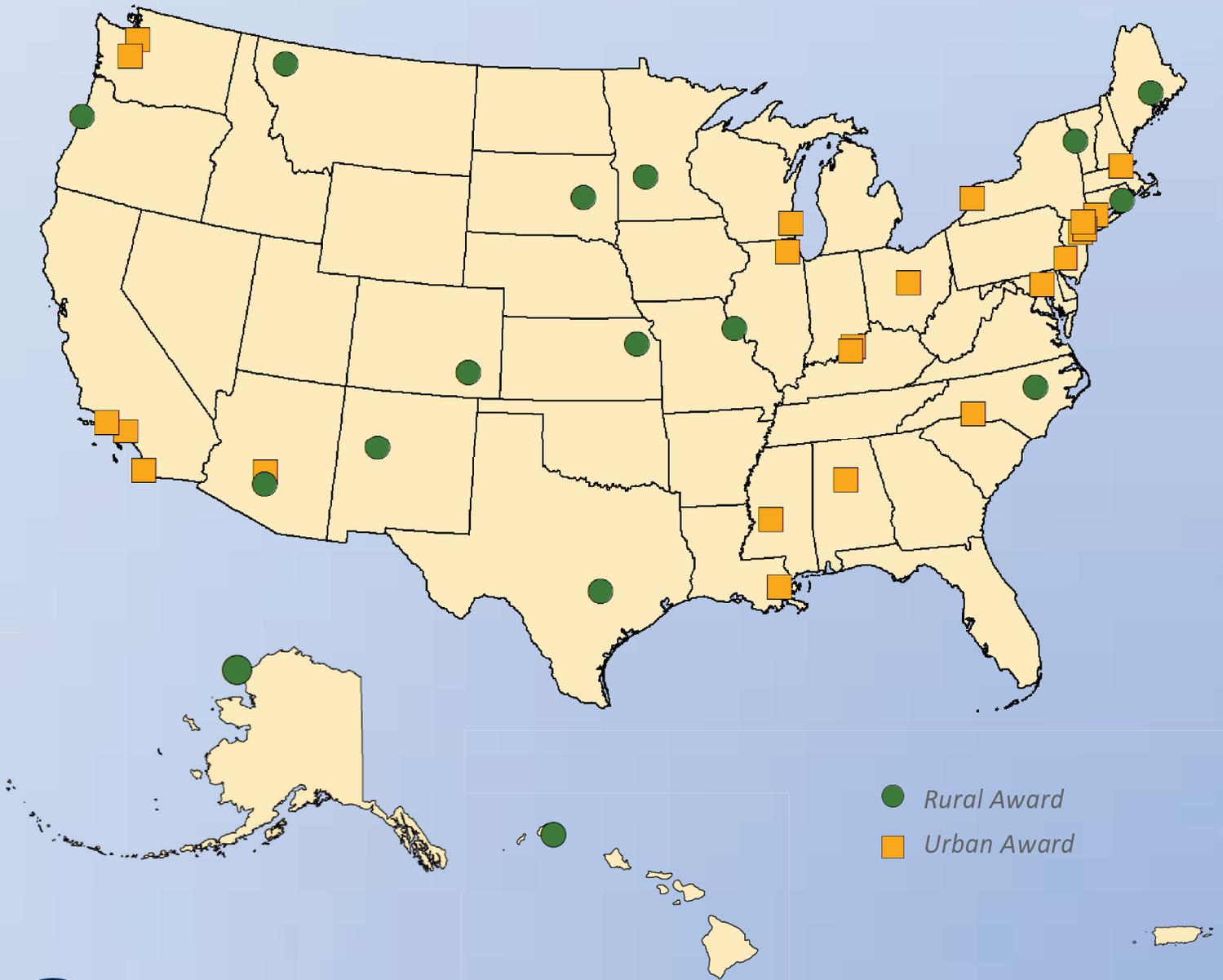
Puget Sound Regional Council

Sarah Lee, slee@psrc.org

Utilizing the regions close proximity to major centers in aerospace manufacturing and design, the Puget Sound Regional Council seeks to strengthen workforce development assets, invest in strategic research partnerships with local universities and colleges, and bolster the capacity of suppliers to provide to an increasingly high-demand and integrated aerospace manufacturing sector in the region.

TIGER

2015 AWARDS



U.S. Department
of Transportation

2015 TIGER Awards

Project Name (click to link)	State	TIGER Grant Award	Urban/ Rural
Connecting our Neighborhoods to Opportunities	Alabama	\$20,000,000	Urban
Native Village of Point Hope Transportation Infrastructure and Transit Improvement Project	Alaska	\$2,899,992	Rural
Grand Canal Bike and Pedestrian Improvements	Arizona	\$10,330,000	Urban
SR 347 Grade Separation Project	Arizona	\$15,000,000	Rural
Port of Hueneme Intermodal Improvement Project	California	\$12,300,000	Urban
Rail to Rail Active Transportation Corridor Connector Project	California	\$15,000,000	Urban
Tenth Avenue Marine Terminal Modernization Project	California	\$10,000,000	Urban
Southwest Chief Route Advancement and Improvement Project	Colorado	\$15,210,143	Rural
Barnum Station Project	Connecticut	\$10,000,000	Urban
Līhu'e Town Core Mobility and Revitalization	Hawaii	\$13,815,100	Rural
Milwaukee District – West Line Fox River Bridge Improvement Project	Illinois	\$14,000,000	Urban
Port of Indiana - Jeffersonville Truck-to-Rail and Rail-to-Water Improvements	Indiana	\$10,000,000	Urban
Regional Truck Parking Information and Management System	Kansas	\$25,000,000	Rural
Transforming Dixie Highway Project	Kentucky	\$16,910,000	Urban
New Orleans Canal Street Ferry Terminal	Louisiana	\$10,038,678	Urban

2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
Maine Regional Railways Project	Maine	\$20,000,000	Rural
Southeast Baltimore Port Industry Freight Corridor Plan	Maryland	\$10,000,000	Urban
Lowell Canal Bridges	Massachusetts	\$13,389,750	Urban
Willmar Rail Connector and Industrial Access	Minnesota	\$10,000,000	Rural
Greening the Gateways	Mississippi	\$16,500,000	Urban
U.S. Route 54 Mississippi River Bridge	Missouri	\$10,000,000	Rural
Glacier Rail Park/Kalispell Core Area Development and Trail Project	Montana	\$10,000,000	Rural
NEC Portal Bridge Replacement Acceleration Project	New Jersey	\$16,000,000	Urban
Pueblo of Laguna Bike and Pedestrian Priority Route Construction	New Mexico	\$1,000,000	Rural
Bronx River Greenway: Bridge the Critical South Bronx Gap	New York	\$10,000,000	Urban
Hudson Links I-287 BRT/ITS Project	New York	\$10,000,000	Urban
Main Street Multi-Modal Access and Revitalization	New York	\$18,000,000	Urban
Charlotte Gateway Station Track and Safety Improvements	North Carolina	\$25,000,000	Urban
U.S. 301: Road to Opportunity	North Carolina	\$10,000,000	Rural
Transit Tech Ohio	Ohio	\$6,839,860	Rural
Port of Newport International Terminal Shipping Facility	Oregon	\$2,000,000	Rural
Closing the Gaps	Pennsylvania	\$10,265,000	Urban

2015 TIGER Awards (Continued)

Project Name (click to link)	State	TIGER Grant	Urban/ Rural
Hopkinton Travel Plaza and Transit Hub	Rhode Island	\$9,000,000	Rural
South Dakota Freight Capacity Expansion Project	South Dakota	\$6,000,000	Rural
Texas Rural Transit Asset Replacement Project	Texas	\$20,802,400	Rural
Western Vermont Freight-Passenger Rail Project	Vermont	\$10,000,000	Rural
Mukilteo Multimodal Ferry Terminal	Washington	\$10,000,000	Urban
Tacoma LINK Expansion	Washington	\$15,000,000	Urban
Milwaukee Streetcar - Lakefront Line	Wisconsin	\$14,200,000	Urban

Milwaukee Streetcar – Lakefront Line

APPLICANT/SPONSOR:	City of Milwaukee
TIGER GRANT AWARD:	\$14,200,000
TOTAL PROJECT COST:	\$28,400,000

PROJECT DESCRIPTION:

This TIGER grant will help build a 0.77-mile spur extension to a planned streetcar project in downtown Milwaukee. The spur extension will connect the downtown route with Milwaukee's burgeoning lakefront development. The grant also funds the purchase of a streetcar, tracks, and new maintenance equipment as well as improvements to a vehicle maintenance facility.



WISCONSIN

PROJECT HIGHLIGHTS AND BENEFITS:

The streetcar line extension will provide residents a connection between Milwaukee's downtown and its lakefront, helping to revitalize the downtown area. The new spur will be built near planned affordable housing and will intersect with a larger downtown redevelopment effort that is currently underway. The project will create ladders of opportunity for Milwaukee residents by encouraging economic development and improving connectivity between downtown and the lakefront. The project will also improve access for pedestrians and bicyclists, giving residents even more transportation options.





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

Mayor Tom Barrett
City of Milwaukee
200 East Wells Street, Room 201
Milwaukee, WI 53202

SEP 28 2015

Mr. Antonio Perez
Secretary/Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway Street
Milwaukee, WI 53202

SUBJECT: FY2014/15 Choice Neighborhoods Implementation Grant Award

Dear Mayor Barrett and Mr. Perez:

Congratulations! We are pleased to inform you that the City of Milwaukee and the Housing Authority of the City of Milwaukee have been selected to receive a Fiscal Year (FY) 2014/15 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to support the Transformation Plan that has been developed for the Westlawn housing development in the Westlawn neighborhood. The Department looks forward to working with you to implement this grant.

HUD received 33 Choice Neighborhoods Implementation Grant applications from across the nation and awarded five grants totaling \$149,750,000. We commend you for your efforts to develop a viable, feasible approach to planning for neighborhood transformation. For your information, enclosed are the scores earned for each rating factor in your application.

As you know, Choice Neighborhoods Implementation Grants are intended to direct resources to improve outcomes related to the three core goals of Housing, People and Neighborhood. The implementation of a Choice Neighborhoods Transformation Plan is a great responsibility. HUD officials will provide feedback on your Transformation Plan as well as your Critical Community Improvements Plan, both of which will be subject to HUD approval. Accordingly, it will be essential for you to work closely with HUD officials to ensure that the grant is implemented in a timely and efficient manner. You will soon receive a letter that will provide you with detailed information about your grant. You will also be assigned to a HUD Grants Management Team in the coming weeks, who will contact you to arrange a site visit.

Again, please accept our sincere congratulations. We wish you every success.

Sincerely,

A handwritten signature in black ink, appearing to read "Lourdes".

Lourdes Castro Ramirez
Principal Deputy Assistant Secretary
for Public and Indian Housing

A handwritten signature in blue ink, appearing to read "Edward L. Golding".

Edward L. Golding
Principal Deputy Assistant Secretary
for Housing



Milwaukee, Wisconsin

Awardees: *City of Milwaukee & the Housing Authority of the City of Milwaukee*

Neighborhood: *Westlawn*

project DETAILS

The City of Milwaukee and the Housing Authority of the City of Milwaukee were awarded a \$30 million Choice Neighborhoods Implementation Grant to redevelop the Westlawn public housing development and revitalize the surrounding Westlawn neighborhood. The Transformation Plan includes the redevelopment of 708 new mixed-income housing units, including 394 replacement units, both on the Westlawn site and in the surrounding neighborhood. In addition, the plan includes strategic investments to improve the entire neighborhood by reducing the negative effects of foreclosures, improving access to retail and transportation, and strengthening families' health and employment.

key PARTNERS

Redevelopment Authority of the City of Milwaukee | Milwaukee Public Schools | Wisconsin Women's Business Initiative Cooperative | University of Wisconsin – Milwaukee School of Nursing | Milwaukee Health Services | Silver Spring Neighborhood Center | Havenwoods Economic Development Corporation | Growing Power, Inc. | The Milwaukee Jobs Corp | Carmen Charter School for Science and Technology

key FUNDERS

Redevelopment Authority of the City of Milwaukee | WE Energies | Housing Authority of the City of Milwaukee | Milwaukee Economic Development Corporation | Wisconsin Women's Business Initiative Cooperative

committed LEVERAGE

Housing Leverage Committed: \$184 million
People Leverage Committed: \$9.21 million
Neighborhood Leverage Committed: \$57.4 million

neighborhood BACKGROUND & VISION

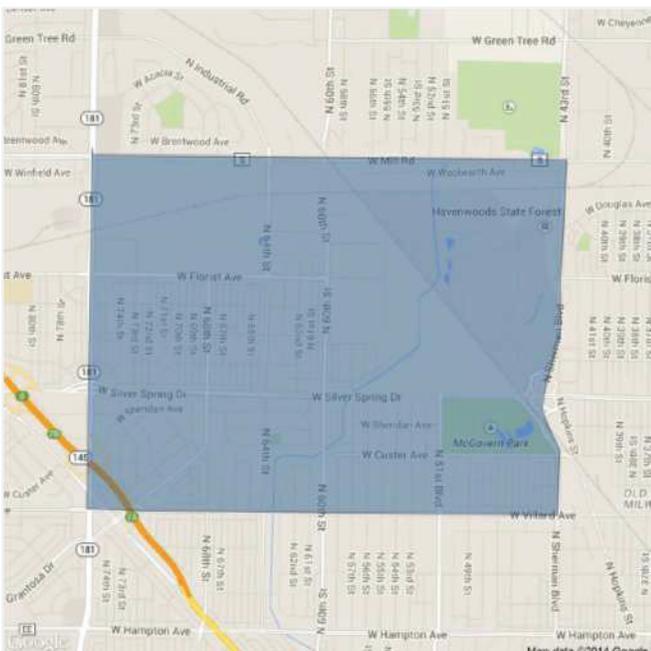
Located seven miles northwest of downtown, Westlawn was once the City's largest public housing development at 726 units. At the time it was originally constructed, there were very few homes in the entire area surrounding the Westlawn development. The neighborhood, in essence, grew up around the barrack-style complex. Over the years, as its condition deteriorated, the Westlawn development grew to present the biggest challenge to the neighborhood's health and stability.

However, the recent redevelopment of the eastern half of the Westlawn development by the City and the Housing Authority of the City of Milwaukee has begun to spur other investment. For example, a retail strip notorious for drug dealing was turned into a new AutoZone and is attracting other business interest. With the goal of creating change in the broader neighborhood, the City, the Housing Authority of the City of Milwaukee, and their partners created a plan to rebuild the remaining portion of the Westlawn development and to implement a comprehensive set of strategies that will generate meaningful improvements in the quality of life in the entire neighborhood.

The remaining 394 units of the original Westlawn development will be replaced in the neighborhood with a total of 708 mixed-income units. Redevelopment will align with existing neighborhood assets, including the Silver Spring Neighborhood Center and two neighborhood schools that will create a service “hub” for the revitalized site. Buildings along the Silver Spring retail corridor will include street fronting retail with mixed-income residential units above. Meanwhile, the City will work with its partners to improve the condition of nearby, existing retail.

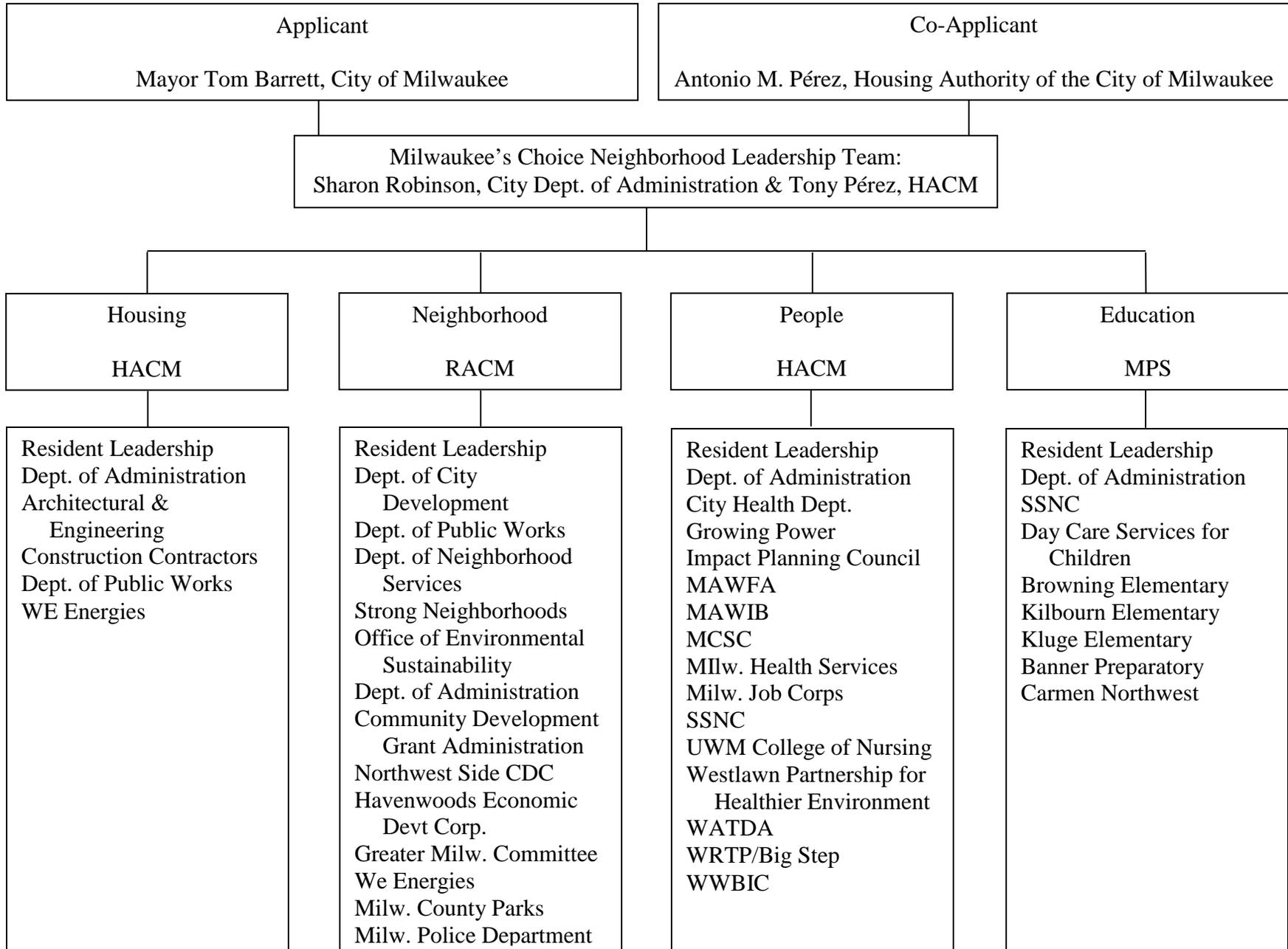
Beyond the housing redevelopment and retail improvements, the Redevelopment Authority of the City of Milwaukee and its partners will focus on the stabilization of the surrounding neighborhood. The plan calls for reducing foreclosures, removing blight, and coordinating home repair assistance. Additionally, the plan calls for expanding transit service, upgrading recreational and park space, and improving streetscapes.

The City of Milwaukee and Housing Authority of the City of Milwaukee will work with a strong set of partners to improve health behaviors through the nationally-recognized “With Every Heartbeat is Life” initiative, reduce infant mortality by reaching out with prenatal care, connect children to high-quality early education centers, and strengthen school reforms and supports. The Housing Authority and its partners will also help residents find and keep jobs by using Resident Employment Coordinators to develop relationships with employers and function as job brokers and coaches for residents.



Pictured left: the Westlawn neighborhood of Milwaukee, north of the downtown core.

Organizational Flowchart



CLEANUP GRANT – 4135 SOUTH 6TH STREET

RANKING CRITERIA FOR CLEANUP GRANTS

V.B.1 COMMUNITY NEED (20 PTS)

V.B.1.a Targeted Community and Brownfields (8 pts)

Targeted Community: Built on an industrial economy, Milwaukee has historically been dominated by die cast companies, machine tool manufacturers, tanneries, foundries, and printers. Over the past three decades, Milwaukee has seen a decline in its traditional manufacturing base. Unfortunately, this has left a legacy of vacant and underutilized formerly industrial brownfield properties adding to the adverse economic effects created by smaller neighborhood brownfield properties such as gas stations, auto repair shops, and dry cleaners. As industries have moved or closed, they left behind sites where little or no economic activity has replaced them, resulting in extremely high unemployment and poverty that led the U.S. Department of Housing and Urban Development to designate Milwaukee as a Renewal Community.

Residents in Milwaukee and the Target Community are in particular need of economic opportunities that are brought to the neighborhood through redevelopment of brownfields. Residents also need skill development opportunities. Unemployment rates in the Target Community are greater than the State rate of 7.2%. Approximately 80.2% of persons 25 and older living in this area have not completed a college degree. Skill levels and occupations are reflected in the area’s median household income, which is lower than State or National median income. Not apparent in the demographic table is the proximity of an adjacent mobile home park, holding 259 homes at which individuals with low incomes reside.

Demographic Information:

Table 1 – Demographics Table	Target Community (Census Tracts 185, 203, 211, 212)	City of Milwaukee	State of Wisconsin	National
Population ¹	8,867	594,833	5,686,986	308,745,538
Unemployment Rate ²	8.56%	13.1%	7.2%	9.2%
Poverty Rate (individuals) ²	6.8%	29.4%	13.3%	15.6%
Percent Minority ²	31.4%	63.4%	17.3%	37.2%
Median Household Income ²	\$48,477	\$35,489	\$52,738	\$53,482
Education Attainment (% Bachelor's or Higher, Age 25+) ²	19.8%	22.8%	27.4%	29.3%

¹Data is from the 2010 U.S. Census data

²Data is from the 2010-2014 American Community Survey 5-Year Estimates

Description of Brownfields: 4135 South 6th Street was historically occupied by Rodgers Laboratories, which designed and manufactured small batches of organic chemicals and industrial cleaning solvents. In May 1983, the Wisconsin Department of Natural Resources

(WDNR) determined that the property was a threat to human health due to the storage of chemicals on at the Site. In September 1983, the EPA declared the property a hazardous materials emergency cleanup site. The first phase of the cleanup action was completed in November 1983 and included the removal of approximately 800 drums and various containers, along with seven aboveground storage tanks. Subsequently, in 1993 and 1994, EPA removed asbestos-containing building materials from the building, three underground storage tanks (USTs; 8,000 gallons, 6,000 gallons, and 1,500 gallons), approximately 9,800 gallons of contaminated groundwater (pumped from the USTs), five drums of sludge (tank bottoms), and 680 tons of contaminated soil in the area of the USTs. The exact locations of some of these potential source areas are unknown, based on the limited historical information available. The EPA site removal activities were completed in March 1994.

Site investigation activities were conducted from April 2008 to August 2010 and from August 2012 to December 2013. Site investigation activities indicated soil impacted by chlorinated volatile organic compounds (CVOCs), petroleum VOCs, Polycyclic Aromatic Hydrocarbons (PAHs), and metals and groundwater impacted by CVOCs and petroleum VOCs. Additional Site investigation activities were conducted in June 2013, including agronomic sampling and planning of a phytoremediation interim action. Based on the results of the agronomic sampling, a Phytoremediation Interim Action Plan was developed. The phytoremediation-related tree planting activities were completed in August 2013 as an interim measure while the extent of off-Site impacts was further assessed. The intent of the phytoremediation interim action was to increase biological activity enhancing natural attenuation of contaminants in soil and groundwater as well as interrupt the flow of contaminated groundwater from the source off-site. The phytoremediation approach included planting 16 trees along the southern and western property boundaries to provide some long term reduction in contaminant mobility. Off-Site investigation activities conducted in August 2013 indicated groundwater impacts from the site have migrated to the south and west. Additional Site investigation activities were conducted in December 2013 to update groundwater conditions at the Site, refine the delineation of the extent CVOC and VOC impacts north of the Site, and to refine the delineation of the extent of the proposed remediation area on the southern portion of the Site. The results of these additional Site investigation activities were evaluated and utilized to prepare a Draft Remedial Action Options Report.

In general, Site investigation activities indicate PAH impacts in the direct contact soil are widespread throughout the site. Localized mercury and lead soil impacts and widespread cadmium and arsenic soil impacts are present in exceedance of direct contact and groundwater protection standards. Soil and groundwater analytical data indicate exceedances of CVOCs and VOCs in the southern/central portion of the site. At this point, the extent of soil and groundwater contamination has been defined.

Cumulative Environmental Issues: Located near Milwaukee's main airport, General Mitchell International Airport, the area in which the site is located is primarily industrial. The airport operates as a hub of industry for the area, resulting in increased truck and car traffic from the airport to Milwaukee's surrounding neighborhoods. In addition to increased traffic on South 6th Street as a main thoroughfare, the site is located approximately 1/8-mile from Interstate 94/43. The increase traffic and industrial uses in the area exacerbate the community's exposure to environmental factors.

Additionally, the 4135 South 6th Street site is located approximately ½-mile northeast the Wilson Park Creek and approximately ¾-mile east the Wilson Park Pond. Groundwater flow is believed to be southwest from the site toward the Creek, which feeds the Pond. Both the Creek and the Pond are located in the Kinnickinnic River Watershed, which is located in the Milwaukee Estuary, a Great Lakes Area of Concern (AOC) and Region 5 Priority. The AOC was designated in 1987 by the International Joint Commission because of historical modifications and pollutant loads that contributed toxic contaminants, including lead and PCBs, to the AOC and Lake Michigan. The main priorities for the Milwaukee Estuary AOC include remediation of contaminated sediments in tributaries and nearshore waters of Lake Michigan; nonpoint source pollution control; improving water quality for recreation; and enhancing fish and wildlife habitat and populations. While progress has been made through various stormwater best management practice (BMP) implementations and Lagacy Act cleanups, the watershed remains a priority for Region 5 and the City of Milwaukee.

V.B.1.b Impacts on Targeted Community (5 pts)

One of the most common health and welfare concerns found on brownfield properties in the City of Milwaukee, which is present at 4135 South 6th Street, are near surface soil impacts. Shallow contamination, which includes PAHs, VOCs, and metals in near surface soil above WDNR residual contaminant levels (RCLs), presents a risk for the public through dermal contact, inhalation, and ingestion, potentially exposing the public to health hazards, including respiratory problems, liver/kidney damage and nerve damage.

A second health and welfare concern at many brownfields, including this site, is the threat of contaminant vapor intrusion into buildings. The chlorinated VOCs found in subsurface soil and groundwater at the site can volatilize and enter buildings through cracks in the foundation, which can cause a variety of health concerns (e.g., eye and respiratory irritation, headache, and/or nausea, and cancer), especially in sensitive populations such as children (under 19) and the elderly (over 65), who together make up 38.4% of the target area population (2010 US Census). Sensitive populations generally have reduced access to healthcare, which can result in delayed treatment of health issues resulting from chronic exposure to the chemicals noted above.

Vapor intrusion risk has been evaluated at the adjacent residences. While the high concentrations of CVOCs found in groundwater off-site typically indicate an increased risk of vapor intrusion, it has been determined that the residents of the adjacent mobile home park are not at immediate risk of vapor intrusion based on the construction of the mobile homes. Each mobile home is constructed on top of a concrete pad with vented air space under the home. The full impact on the adjacent residents is not completely understood, and long term risks for these low income residents may exist.

V.B.1.c Financial Need

(i) Economic Conditions (3 pts) The Redevelopment Authority of the City of Milwaukee (RACM) does not have the resources to implement the cleanup work described herein without support. Not only do residents in Milwaukee face financial difficulties, so do local government entities. RACM is a land clearance authority operating under supervision of the City of Milwaukee. As such, RACM is subject to City of Milwaukee budget constraints. For four straight years, the City's general fund budget declined. The City met these funding challenges at great expense: reduction in basic services, library closures, furlough days, wage/cost of living

freezes, and reductions in our street maintenance program. In addition, the City raised its property tax levy and fees for services to fund core services straining residents even further.

A major portion of the City of Milwaukee's budget is funded by property taxes. The current stressed housing market conditions and increased foreclosure rates, beginning in 2009, are causing more properties to be removed from the City's tax roll. According to the City of Milwaukee Treasurers Office, tax foreclosures have increased every year since 2009 at 461 properties foreclosed up to 884 properties in 2015. The amount of foreclosures in the City of Milwaukee is staggering and this high rate is expected to continue.

The financial challenges facing the City directly impact RACM's brownfields program and brownfields redevelopment initiatives are increasingly dependent on state and federal funding opportunities to reduce environmental liability, promote redevelopment through added incentives and provide gap financing. Although RACM has made significant progress in brownfields redevelopment in Milwaukee's central city using previously awarded EPA grant funds as well as other public and private sources of funding, cleanup funding remains scarce outside of the EPA Brownfield Cleanup Grant program.

(ii) Economic Effects of Brownfields (4 pts) According to poverty rate census figures analyzed in a September 2015 article in the Milwaukee Journal Sentinel, Milwaukee is the nation's fifth most impoverished big city [<http://www.jsonline.com/news/milwaukee/poverty-keeps-tight-grip-on-milwaukee-new-census-figures-show-b99578039z1-327971271.html>]. By a different method of analysis – percentage of households with annual incomes below \$25,000 – Milwaukee actually ranks as the 2nd poorest city [<http://places.findthehome.com/stories/2945/poorest-cities-u-s>]. As such, Milwaukee residents are in particular need of economic and skill development opportunities that are brought through redevelopment of brownfields.

Blighted properties cause an unfavorable perception of the area, and contribute to continued disinvestment. The 4135 South 6th Street property has long been blighted the neighborhood resulting in many inquiries to RACM staff as well as to the local Alderman, calling for the cleanup and redevelopment of the property. The site not only is adjacent to a mobile home park housing 259 trailers, but it is across the street from a large community garden on land owned by Milwaukee County that spans two full blocks. The increasing visibility of this property due to its proximity of sensitive uses has allowed more residents to be effected and accelerated the blighting influence to the neighborhood.

V.B.2 PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (30 pts)

V.B.2.a Project Description (15 pts)

(i) Existing Conditions (5 pts) The 4135 South 6th Street property is currently a vacant gravel lot. After use of a chemical laboratory in the 1970s, the WDNR and EPA assisted with an Emergency Response and Removal Action to address the worst contamination on the property. The City of Milwaukee assisted with the demolition of the building formerly on site. While EPA completed a significant cleanup at the property in 1984, soil and groundwater contamination have remained, including significant chlorinated VOC impacts and a small area of mercury contamination. The site had most recently been a partially grassy and fenced lot until a local landscape contractor offered to place gravel across the property in an effort to beautify and mitigate the immediate direct contact concerns until cleanup could occur. After the gravel was placed, the chain link fence was able to be removed. In 2013, RACM worked with the WDNR to

use Green Cleanup Pilot funds provided by the EPA to implement a Phytoremediation Interim Action. As a result, 16 hybrid sycamore trees were planted along the southern and western property boundaries in an effort to hydraulically influence groundwater and restrict the groundwater contamination from continuing to migrate offsite onto neighboring properties to the south and west.

In 2011, the Milwaukee Common Council approved a Designation Plan for S. 6th Street to become the Green Corridor. The purpose of the designation was to promote S. 6th Street as a physical place to achieve common sustainability goals that improve environmental performance, attract business development, raise public awareness and support regional growth. The phytoremediation interim action is well in line with the Green Corridor goals to promote sustainability in the area. In 2008, the area had previously been designated, and remains known as, The Garden District. The designation highlights the neighborhoods long tradition of gardening among residents and businesses.

The proposed use of the site is a hoop house for growing vegetables with an educational center and storefront. The educational center would complement the efforts of the Energy Exchange, located adjacent north of the site. The Energy Exchange is an educational facility that works to educate and engage the community on how to be better stewards of the natural environment. Not only would the educational aspects of the site include information on the remedial cleanup and brownfields related issues, but it would discuss the benefits of the Phytoremediation Interim Action and other sustainability factors considered and implemented during the cleanup. This use is well in line with The Garden District and Green Corridor goals as well as the City of Milwaukee's Southeast Side Area Plan.

(ii) Proposed Cleanup Plan (10 pts) As summarized in the draft Analysis of Brownfield Cleanup Alternatives (ABCA) included in Attachment D, RACM considered multiple remedial options. Remediation alternatives were evaluated based on effectiveness, implementability, cost, the impact of potential climate changes to the remedy, and environmental benefits associated with sustainability factors. Alternatives evaluated included: (1) No Action/Monitored Natural Attenuation, (2) Institutional and Engineering Controls, (3) Excavation with Offsite Disposal, (4) *In Situ* Chemical Oxidation (ISCO), and (5) Combination of All Alternatives.

Alternative (5) was chosen as the best alternative. ISCO will be used to treat the area of highest contamination. During ISCO, approximately 465 cubic yards of the contaminated soil with the highest concentrations of CVOCs will be mixed with an oxidizing agent, likely catalyzed sodium persulfate or catalyzed hydrogen peroxide. This includes a portion of the property adjacent south of the site at which high concentrations of CVOCs attributable to the former Rodgers Lab activities were found during site assessment. The oxidizing agent will react with the CVOCs and result in the production of generally benign byproducts of water, carbon dioxide, ethane, and chlorine. The high concentrations of CVOCs in the soil in a large portion of the site are considered hazardous, making soil disposal costs too high and creating a significant carbon footprint by way of trucking the waste to another state for treatment and disposal.

A treatability study was completed on the soil that showed ISCO effectively reduced contaminant levels in the soil of highest concentrations to below regulatory standards. ISCO will be used to treat the highest concentrations of soil contamination for the CVOC area; however, this treatment will not be effective on a small portion of mercury contaminated soil. The mercury contaminated soil will be excavated and combined with overburden from the ISCO mixing

process, requiring approximately 195 tons of soil to be disposed of off-site at a licensed Subtitle D landfill.

During cleanup activities, five of the previously placed phytoremediation trees will need to be removed to allow for soil mixing in that area. The trees will be stored until the cleanup is complete and then reinstalled to continue hydraulically influencing the groundwater contamination remaining after soil treatment. Additionally, continued groundwater monitoring will be necessary to ensure the source removal and phytoremediation action is effectively reducing contaminant loading to the groundwater. Institutional controls will be implemented through the WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) to ensure any contamination remaining on site is well documented for future development. A draft Remedial Action Options Report has been completed and will be submitted to WDNR for approval and compliance with NR700 standards for cleanup in Wisconsin.

V.B.2.b Task Description and Budget Table (10 pts)

Task Descriptions: The following tasks make up the cleanup project scope.

1. Community Involvement will be facilitated by RACM staff in coordination with our community partners as described in section V.B.3. \$6,910 for personnel was budgeted for this task based on an estimate of approximately 150 hours at \$31/hour plus 48% fringe (per City budget) for a total hourly cost of approximately \$46. This allows the RACM project manager (and other brownfields staff as necessary) to spend about one hour a week, on average, over the extent of the three-year project period (fall 2016 through fall 2019) focusing on community outreach efforts. In actuality, RACM anticipates spending a great deal more time on this aspect of the project, including by non-brownfields staff.
2. Cleanup Planning will be conducted as a joint effort between RACM staff and the environmental consultant. The \$5,985 salary estimate is based on RACM assistant executive director time (30 hours at \$57/hour = \$1,710) and RACM project manager (and other brownfields staff) time (138 hours at \$31/hour = \$4,275) for cleanup plan review, meetings with the consultant, site visits, report review, discussions with WDNR, and finalization of the ABCA. The environmental consulting costs for cleanup planning are estimated as follows:

<u>Task</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Engineering Design/Remedial Action	1	\$15,000	\$15,000
Permitting	1	\$5,000	\$5,000
Plans & Specifications	1	\$8,500	\$8,500
Bid Procurement	1	\$3,500	\$3,500
Total			\$32,000

3. Site Cleanup will be contracted with qualified environmental consultants and their sub-contractors and is estimated to cost \$178,000. The following clean-up tasks were included in the estimate:

<u>Task</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Site Preparation (Clear/Grub, Security fence, Erosion control)	1	\$7,000	\$7,000

In-situ Treatment	465 cu. yd.	\$170	\$79,050
Excavation and loading excess soil	195 ton	\$26.38	\$5,145
Transportation/Disposal to Landfill	195 ton	\$63	\$12,285
Air Monitoring/Vapor and dust Suppression	7 days	\$2,500	\$17,500
Construction oversight	7 days	\$1,400	\$9,800
Construction Quality Control Sampling	1	\$6,500	\$6,500
Remediation Documentation	1	\$7,500	\$7,500
Site Restoration	1	\$6,220	\$6,220
Re-install Monitoring Wells	1	\$2,000	\$2,000
Post Remedial Groundwater Monitoring	4 quarters	\$5,500	\$22,000
Annual Groundwater Report	1	\$3,000	\$3,000
Total			\$178,000

4. Cleanup Oversight and Grant Management will be performed entirely by RACM staff. The \$9,343 salary estimate is based on an assumption of time spent by the RACM project manager (or other brownfield staff) (\$31/hour) of 169 hours over the life of the grant (\$5,239 total), equating to approximately 14 hours per quarter. The RACM assistant executive director (\$57/hour) would spend 2 hours each month (\$4,104 total). Subtasks in this category include, but are not limited to, quarterly reporting, MBE/WBE/DBE reporting, assistance with financial reporting, correspondence with EPA and state agencies, attendance at meetings, and updating ACRES. This category also includes \$405 in estimated travel expenses to partially pay for attending the EPA Brownfields conference (3 nights of hotel stay at \$150/night, 3 days of per diem expenses at \$50, \$270 for airfare; totaling \$870). RACM staff would utilize funding from other grants or local funds to pay the remainder.

Budget Table:

Budget Categories	Project Tasks				
	Community Involvement	Cleanup Planning	Site Cleanup	Cleanup Oversight and Grant Management	Total
Personnel	\$4,669	\$5,985		\$9,343	\$19,997
Fringe Benefits	\$2,241	\$2,873		\$4,484	\$9,598
Travel				\$405	\$405
Contractual		\$32,000	\$138,000		\$170,000
Total	\$6,910	\$40,858	\$138,000	\$14,232	\$200,000
Cost Share (contractual)			\$40,000		\$40,000

Note: The City of Milwaukee Office of the Comptroller, Financial Advisory Division, has specified a fringe rate for 2016 budgets of 48% of salary and RACM has incorporated the City of Milwaukee's payroll/fringe benefits for its

employees. The fringe rate includes the following: Life Insurance, Social Security, Pension, Health, Dental and Long Term Disability.

V.B.2.c Ability to Leverage (5 pts)

RACM has a strong track record of successfully leveraging federal, state, and local funding to meet the financial needs of all stages of brownfields redevelopment. RACM has been exceedingly fortunate to receive more than \$19 million in brownfield grant funding from EPA over the past 17 years. At the state level, RACM has leveraged more than \$14,000,000 of state grant funds to fill in funding gaps since 2000. The Wisconsin Economic Development Corporation (WEDC) has been a long time partner in brownfield development and has site assessment and cleanup funding available to close funding gaps. Locally, Milwaukee regularly uses TIFs to support brownfield projects and provide needed funding for remediation and site closure submittals. More than twelve of Milwaukee's TIF districts have funded environmental cleanup. The RACM Board and the City of Milwaukee Common Council also recognize the importance of brownfield development and provide the funding to match federal and state grants as well as fill unexpected funding gaps. Specifically, the 2016 budget includes \$500,000 for brownfield activities. The Milwaukee Community Development Block Grant (CDBG) office has included in their 2016 funding \$169,000 to RACM for assessment and cleanup of brownfield sites and an additional \$28,000 of CDBG funding has been allocated for staff time to review projects for compliance with environmental regulations. These funding amounts are typical of years past and staff expects these dollar amounts to stay the same annually for the grant period. Documentation of the City of Milwaukee budgeted funding available WEDC funding is included in Attachment F.

V.B.3 COMMUNITY ENGAGEMENT AND PARTNERSHIPS (15 pts)

V.B.3.a Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress (5 pts)

The residents and businesses in the neighborhoods surrounding 4135 South 6th Street have already been extremely involved in the planning efforts related to this redevelopment project. Through the planning efforts of the City of Milwaukee's Southeast Side Plan, the Green Corridor and the Garden District, the neighborhood businesses and residents have guided redevelopment efforts in the general area and at 4135 South 6th Street. The planning efforts all have in common the request for use of the property for commercial and educational uses that incorporate sustainability.

In addition to the planning efforts, RACM has been working closely with the Energy Exchange, located adjacent north of 4135 South 6th Street, to develop a vision for reuse at the site. The Energy Exchange is an educational facility with a mission "to educate and engage the community on how to be better stewards of our natural environment through: water management, renewable energy, community development, and local food systems." RACM staff has been regularly meeting with Energy Exchange staff since approximately 2008 to provide updates on the assessment activities as well as gain input on eventual redevelopment of the property. RACM will continue to engage the community throughout the cleanup and redevelopment process using the relationship garnered with the Energy Exchange as well as two neighborhood groups, including the Garden District Neighborhood Association, in which the site is located, and the Town of Lake Neighborhood Association, located just north of the site.

RACM has had multiple conversations on an informal basis with these groups to actively inform the surrounding neighborhood of the current status.

On a more formal level, RACM published a newspaper notice in the Daily Reporter on November 5 and 12, 2015, notifying the public of the intent to apply for EPA Brownfield Grants, of the availability to review the draft ABCA (see Attachment D), and of the opportunity to comment on the application and draft ABCA. The notification also informed the public that RACM would be holding a public hearing on November 19, 2015 where the community was welcomed to submit comments. The public hearing was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received at the meeting or during the public comment period. Attachment E includes documentation of community notification, including a copy of the ad in the Daily Reporter and meeting notes.

If RACM receives this cleanup grant and is able to proceed forward with the cleanup process for 4135 South 6th Street, staff will continue to work with community partners to reach out to interested citizens and groups as the cleanup planning continues, so that staff can continue to build trust among various stakeholders and educate and solicit feedback from interested parties about the goals of the project. RACM will use local newspapers to provide notice of cleanup plans as they are completed and will also share information about remedial options at community group and formal public (RACM Board) meetings. As necessary, childcare services will be provided at the meetings to ensure parents can attend and provide valuable input. Because the surrounding community is primarily English-speaking, it is not anticipated that multi-language materials or translators will be needed; however, RACM is able to provide translation for Spanish- and Hmong- speaking individuals as needed and upon request. Various types of meetings (e.g., town hall and community-based organization meetings) are already held on a monthly or quarterly basis at convenient locations within the proximity of the local residents, and RACM staff will seek to attend these meetings to present project updates and get feedback. RACM will also make efforts to have cleanup and redevelopment information contained in aldermanic and community group newsletters, as information becomes available. This will provide information to individuals that are not already involved in neighborhood community organizations

V.B.3.b Partnerships with Government Agencies (5 pts)

RACM is actively involved in a number of partnerships with other government agencies that seek cleanup and sustainable redevelopment of brownfields in Milwaukee. RACM works closely with many state governmental agencies, including the Wisconsin Department of Natural Resources (WDNR). RACM relies on the WDNR for regulation and guidance throughout remediation and redevelopment projects to ensure that cleanup activities are successful. RACM staff are familiar with the NR700 series regulations that dictate compliance during cleanup projects in Wisconsin. These regulations are overseen by WDNR staff in the Bureau of Remediation and Redevelopment. WDNR has already been a partner on the assessment and cleanup of the 4135 South 6th Street site in the implementation of the Phytoremediation Interim Action, and RACM plans to continue to work closely with WDNR throughout the cleanup process.

RACM is also a founding member and active participant in the Wisconsin Brownfields Study Group facilitated by WDNR. The Study Group evaluates current regulations and provides recommendations to legislators on state brownfields initiatives. RACM's role in the Study Group has afforded RACM the opportunity to foster relationships not only with staff from various state agencies, but also with local governmental officials and university professionals throughout Wisconsin. RACM also communicates with the Wisconsin Department of Health Services (DHS) when evaluating public health risks during cleanup activities. The Wisconsin Economic Development Corporation (WEDC) partners with RACM on a variety of projects and often relies on recommendations from RACM's environmental staff when evaluating grant applications from private parties. RACM also has a unique relationship with the Wisconsin Housing and Economic Development Authority (WHEDA) due in large part to the "Transform Milwaukee" initiative announced by Governor Walker in April 2012. Transform Milwaukee is "a plan to restore industrial output, create jobs, address the city's large inventory of foreclosed properties and create a sustainable solution to rainwater run-off," (WHEDA website). As the Transform Milwaukee initiative continues to take shape, both RACM and WHEDA staff look for ways to mutually support each other's mission.

RACM received an EPA FY2015 Area Wide Planning Grant for the Harbor District area. Milwaukee is a recent recipient of a 2015 Department of Transportation TIGER Grant for the construction of a Streetcar. RACM is also a partner with our Housing Authority in the recent award of a HUD Choice Implementation Grant. In 2014, Milwaukee was designated by the Economic Development Administration as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. In 2009, RACM worked with EPA Region 5 as an Environmental Justice (EJ) Showcase Community. These are just a few recent examples of the many federal agencies RACM and Milwaukee have partnered with to implement the Livability Principles and work toward a better community.

V.B.3.c Partnerships with Community Organizations (5 pts)

A description of RACM's key partners and their roles in this redevelopment project follow and letters of support are included as Attachment G.

- ***Energy Exchange*** is an educational facility that works to educate and engage the community on how to be better stewards of the natural environment. The Energy Exchange will assist RACM in providing venues for community outreach and will help with the site's eventual redevelopment. *Contact: Bryan Simon, Executive Director (414)234-0581.*
- ***Garden District Neighborhood Association (GDNA)*** is a resident leadership group that will work with RACM to inform the residents surrounding the 4135 S 6th Street site about the cleanup activities and solicit feedback and comments about the project. *Contact: Connie Wilson, Chairperson (414) 379-2450.*
- ***Town of Lake Neighborhood Association (GDNA)*** is a resident leadership group that will work with RACM to inform the residents surrounding the 4135 S 6th Street site about the cleanup activities and solicit feedback and comments about the project. *Contact: JR Witt, President (414) 688-2289.*
- ***Sixteenth Street Community Health Center (SSCHC)*** has provided quality health care, health education and social services on Milwaukee's multi-cultural south side since 1969. SSCHC's mission is to improve the health and well-being of Milwaukee and surrounding

communities. RACM will work with SSCHC to engage and educate nearby residents about cleanup projects. *Contact: Ben Gramling (414) 385-3577.*

- **WRTP/BIG STEP** is a non-profit with a mission to enhance the ability of private sector organizations to recruit and develop a more diverse qualified workforce in construction, manufacturing and emerging sectors of the regional economy. WRTP/BIG STEP will help provide valuable job training skills during the redevelopment process to those area residents in need. *Mark Kessenich (414) 342-9787.*
- **Milwaukee Area Workforce Investment Board (MAWIB)** works to build a strong workforce development system by planning, coordinating, collaborating and monitoring workforce initiatives to ensure a skilled and productive workforce. Throughout the redevelopment process, RACM will continue to also rely on MAWIB to help provide valuable job training skills to those area residents in need. *Earl Buford (414) 342-9787.*

V.B.4 PROJECT BENEFITS (20 pts)

V.B.4.a Health and/or Welfare and Environment (10 pts)

(i) Health and/Welfare Benefits (5 pts)

Successful cleanup, redevelopment and activation of vacant property at 4135 South 6th Street would remove the blighting influence this property has had the neighborhood, generate economic activity, engage residents in their neighborhood, and demonstrate the City's commitment to remediation and redevelopment in the Garden District and Green Corridor. The high visibility of the cleanup would provide confidence to the neighbors that garden in the nearby community gardens that their neighborhood is a safe place to grow food for their families.

A more measurable benefit is the reduction of threat of contaminant vapor intrusion into future on-site buildings from impacted soil and groundwater, as well as off-site to adjacent buildings and residences, due to high concentrations of CVOCs on the site. As described in the Project Description section, the current preferred remedial strategy of an efficient combination of *in situ* chemical oxidation, excavation with landfill disposal, institutional controls, and continued groundwater monitoring will reduce the potential health impacts to the neighboring community.

(ii) Environmental Benefits (5 pts)

Cleanup of the 4135 South 6th Street property will reduce the contaminant loading to groundwater and storm water at the site, which eventually makes its way to the Kinnickinnic River Watershed by way of Wilson Park Creek, located approximately ½-mile southeast of the site. While it may be a small addition to the Milwaukee Estuary and Great Lakes AOC, any reduction of harmful pollutants to the Watershed is a great benefit to the overall health of the Milwaukee Estuary.

As a short term benefit, RACM will ensure that public health issues are considered in all brownfields cleanup and redevelopment activities. To ensure that environmental risks, such as air pollution from heavy traffic, to the nearby communities are not increased during cleanup at 4135 South 6th Street, RACM will immediately address any public citizen concerns that arise through public meeting processes or otherwise. The community surrounding the cleanup project will be protected from exposure to contaminants during the cleanup activities through one or more of the following: 1) implementation of sediment and run-off controls, 2) dust control measures and air

sampling to limit dust creation and limit air particulate matter in the surrounding community, 3) any temporary soil piles will be covered with plastic until they are removed or reused onsite in order to prevent runoff into neighborhoods, and 4) sustainable cleanup efforts will be made to reduce carbon impact of the project and reduce truck traffic in the area. During cleanup, RACM continually evaluates environmental threats and ensures that risk to the public, especially the most vulnerable populations, are mitigated. Consideration of sustainability factors and implementation of green cleanup standards during construction, as discussed in the Draft ABCA, will ensure a safe cleanup with a minimal carbon footprint.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (5pts)

(i) Planning, Policies, or Other Tools (2 pts)

Sustainable development is both a keystone and a common thread running throughout Milwaukee City government. Within the Department of City Development's Planning Section, comprehensive plans have been completed and are updated as needed that cover every square mile of the city through 12 areas plans and one overall policy plan, specifically the Southeast Side Area Plan that covers the neighborhood including 4135 South 6th Street. These comprehensive plans form the basis for future decision-making and project approvals. Planning recommendations for sustainable development are pervasive throughout the plans and include everything from recommendations for complete streets (to promote multi-modal transportation) to increasing the network of green infrastructure throughout the city. Milwaukee's Office of Environmental Sustainability created the ReFresh Milwaukee Sustainability Plan in July 2013, which provides a vision for community sustainability over the next 10 years and seeks to make Milwaukee a center for sustainability innovation and thought leadership.

The 4135 South 6th Street site is also located in two areas of designation, the Garden District and the Green Corridor. The Garden District designation highlights the neighborhood's long tradition of gardening among residents and businesses. The Green Corridor was designated to promote S. 6th Street as a physical place to achieve common sustainability goals that improve environmental performance, attract business development, raise public awareness and support regional growth.

(ii) Integrating Equitable Development or Livability Principles (3 pts) RACM's believes brownfield cleanup is closely in line with the Equitable Development and Livability Principles identified by the Partnership for Sustainable Communities established by HUD, DOT, and EPA. As discussed in the previous section, Milwaukee's Plans encourage sustainable building development, including using infrastructure already in place and providing transportation choices. In the specific case of the remediation and redevelopment proposed at 4135 South 6th Street, four tangible sustainable and equitable development outcomes will result from cleanup by (1) contributing to healthier homes in the neighborhood by reducing potential for vapor intrusion to nearby residents, (2) mitigating environmental conditions through an effective remediation strategy of ISCO to address hazardous waste and improve water quality, (3) improving access to green space, as well as educational opportunities implemented by nonprofit

V.B.4.c Economic and Community Benefits (long-term benefits) (5 pts)

(i) Economic or Other Benefits (3 pts)

Long term benefits to the target community will include continued development of the goals of the Garden District and the Green Corridor as previously discussed throughout this application. With development of a hoop house, store front and educational facility, sustainability-focused jobs will be created. Perhaps a greater benefit to the community will be the educational aspects of the project, both for the cleanup of brownfields properties and how it affects the natural environmental and for the food growth and sustainability practices to be implemented during development.

(ii) Job Creation Potential: Partnerships with Workforce Development Programs (2 pts)

RACM seeks ways to promote small and emerging businesses that create job opportunities for the unemployed and underemployed residents of the City of Milwaukee. RACM attempts to direct job creation to neighborhood residents through two City programs: the Small Business Enterprise (SBE) program and the Residence Preference Program (RPP). Typically, a minimum of 30% of the work on-site is performed by SBE-certified companies and 40% of the hours worked on-site is performed by City residents who are unemployed or underemployed and certified under the RPP program.

The City of Milwaukee is a 2012 and 2014 recipient of EPA Brownfield Job Training Grants and works closely with developers and contractors to encourage local hiring of training graduates. RACM will forward basic information about the project to the Milwaukee Area Workforce Investment Board, a 2015 EPA Brownfield Job Training Grant recipient, which in turn may contact the borrower to describe the employment and training services and how these could benefit the project. RACM also partners with Wisconsin Regional Training Partnership/Big Step (WRTP) to help engage a diverse and qualified local team in construction activities. Letters from WRTP/Big Step and MAWIB are located in Attachment G.

V.B.5 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (20 pts)

V.B.5.a Programmatic Capability (12 pts)

Karen Dettmer, Senior Environmental Engineer, will be the Project and Program Manager for this grant. Ms. Dettmer is a licensed Professional Engineer in the state of Wisconsin with 14 years of experience in Brownfield redevelopment and regularly manages cleanup and grant programs in her duties with RACM. Ms. Dettmer will work closely with other staff, aldermen, and community partners to manage the funds efficiently and appropriately. Additional RACM staff Tory Kress, Senior Environmental Project Engineer, and Mathew Reimer, Senior Environmental Project Coordinator, will help complete grant tasks and, in the event that Ms. Dettmer is no longer in her current position with RACM, Mr. Reimer will serve as the Alternate Project Manager. RACM works to retain current staff by providing competitive salary and benefits programs; however, in the event that the environmental team experiences turnover, the group would seek to temporarily assign that person's duties to other team members as described above. RACM would seek to fill the vacant position via traditional job posting methods and word-of-mouth communication.

Ms. Dettmer is, as are all three brownfield team members mentioned above, very experienced in the management of EPA Brownfield Grants. She will report directly to RACM's Assistant Executive Director, David Misky, Authorized Organization Representative to perform Work

Plan development, reporting, and closeouts of the CA. Quarterly reporting will continue to be timely, as it has been in the past, and will specify reasons for any deviations from the original Work Plan. At the time each quarterly report is submitted or when major project milestones are achieved, environmental staff will update property profiles directly into the ACRES system. On an annual basis (or schedule otherwise set by USEPA), staff will compile and submit the MBE and WBE reports. Staff will work with RACM's Accounting Department to address the annual financial reporting and ensure timely submission to EPA, as well as to complete all required grant closeout documentation. RACM's Compliance Manager assists with ensuring compliance with Davis Bacon and other federal requirements prior to and during cleanup activities.

RACM has a Master Services Agreement (MSA) with three consulting firms to contract grant eligible activities. The current contract expires April 30, 2016, and RACM plans to release a Request for Proposals in January 2016 for new contracts to be in place on May 1, 2016. The consultants are procured following federal procurement regulations and are contracted as needed for individual projects. RACM retains the environmental consultants to prepare cleanup plans and conduct cleanups at the redevelopment sites. Ms. Dettmer, Mr. Reimer, and Ms. Kress have all worked as consultants previously and work very closely with the contracted consultants to review data and make decisions on the best route to cleanup and eventual redevelopment. RACM staff and RACM's retained consultants will work with the Wisconsin Department of Natural Resources (WDNR) staff in overseeing the cleanup at 4135 South 6th Street.

V.B.5.b Audit Findings (2 pts)

RACM has received clean audits (no adverse audit findings) for the last four years.

V.B.5.c Past Performance and Accomplishments (6 points)

(i) Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant

1. Compliance with grant requirements (3 points) The five most recent grants awarded to RACM are listed below, and RACM is in compliance with Work Plans, reporting requirements, and other terms and conditions of all open CAs. For CAs that RACM has closed, all funds were expended at the time of closing including program income.

1. 2015 Cleanup Grant BF-00E01560 (10/1/15-9/28/18): This cooperative agreement includes \$400,000 of cleanup grant funding for two specific sites (\$200,000 for each site) with a 20% match requirement. Cleanup activities are anticipated to begin in spring 2016 per the Work Plan.
2. 2014 Revolving Loan Fund Grant BF-00E01400 (10/1/14-9/30/19): This cooperative agreement includes \$1,000,000 for loans. RACM is currently marketing to a pipeline of four projects and anticipates two loans out of this cooperative agreement to be fully disbursed prior to the September 30, 2019 grant closeout date.
3. 2013 Supplemental Award to the 2009 Revolving Loan Fund Grant BL-00E90601 (10/1/09-9/30/17): This cooperative agreement includes a 2013 \$250,000 Supplemental Funding Grant which was added to the \$1,000,000 received in October of 2009 and two other Supplemental awards totaling \$1,000,000 received in 2011 and 2012. Total available capital remaining to lend is \$426,597, which includes funding initially made available for subgrants, but is anticipated to provide a loan to one of four pipeline projects to be fully disbursed prior to the grant closeout date of September 30, 2017.

4. 2013 Cleanup Grant BF-00E01231 (10/1/13-9/30/16): This cooperative agreement includes \$600,000 of cleanup grant funding for three specific sites (\$200,000 for each site) with a 20% match requirement. One of the sites is for a portion of the Century City core site (Area A). The other two sites are Century City out lots. A total of \$ 176,946.85 has been drawn down for Century City Area A, and cleanup activities will continue in 2016. Grant funds have not been drawn down for the Century out lots; however; RACM anticipates releasing Request for Proposals in Spring 2016, which will provide information that will focus the cleanup activities.
5. 2013 Assessment Grant BF-00E01227 (10/1/13-9/30/16): This cooperative agreement includes \$200,000 for community-wide Hazardous assessment. A total of \$125,247.93 has been drawn down to date, and assessment activities are ongoing.

For the 5 grants listed above, as well as all past grants, RACM has successfully complied with the workplans and kept the EPA project manager informed when unforeseen challenges arose leading to a change in schedule, budget allocations, or any other aspect of the workplan. RACM closely monitors the outputs and outcomes of each of these grants by reporting progress regularly in quarterly reports submitted to the EPA Project Officer as well as updating details for each site on ACRES. RACM's ACRES entries should be up-to-date, however minor discrepancies could be due to variations between when a cleanup grant is fully spent and when it has technically been closed out by WDNR.

2. Accomplishments (3 points)

RACM has received eight Revolving Loan Fund grants (including four supplemental and one ARRA award), six Assessment Grants, and ten Cleanup Grants (for 29 specific sites) since 2002.

RLF - RACM has provided 13 loans and one subgrant resulting in \$378 million of investment and 3,500 projected jobs to be created or retained. More than 266 acres will be cleaned up and made ready for development.

Assessment - RACM has utilized its EPA Assessment Funds on more than 75 different properties that are in various stages of testing. 19 of these properties totaling 67 acres have been redeveloped resulting in obtaining environmental site closure. Redevelopment projects have been completed resulting in approximately \$120 million of redevelopment and retention or creation of more than 700 jobs.

Cleanup - RACM has been awarded Cleanup Grants for 29 specific sites to date; proposed cleanups have been completed at 16 of the 29 sites and cleanup activities will continue to proceed at the remaining 13 sites. Risks to human health have been reduced on approximately 60 acres. \$12.6 million of investment has occurred and will increase as more proposed projects break ground.

Cleanup Grant Proposal – 4135 South 6th Street

List of Attachments

- A. Threshold Criteria
- B. Documentation of Applicant Eligibility
- C. Letter from State Environmental Authority
- D. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- E. Documentation of Community Notification
- F. Documentation of Committed Leveraged Resources
- G. Letters of Support

Attachment A
Threshold Criteria

CLEANUP GRANT – 4135 SOUTH 6TH STREET

III.C THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.C.1 Applicant Eligibility

III.C.1.a Eligible Entity

The Redevelopment Authority of the City of Milwaukee (RACM) is the applicant and lead agency. RACM is a Redevelopment Agency sanctioned by Wisconsin Statutes Section 66.1333 (3) and (5) and a land clearance authority operating under supervision of the City of Milwaukee (Common Council file 58-902). See Attachment B for documentation.

III.C.1.b Site Ownership

The site is currently owned by RACM.

III.C.2 Letter from the State or Tribal Environmental Authority

See Attachment C.

III.C.3 Site Eligibility and Property Ownership Eligibility

SITE ELIGIBILITY

III.C.3.a Basic Site Information

(a) The name of the site is 4135 South 6th Street. (b) The address of the site is 4135 South 6th Street, Milwaukee, Wisconsin 53221. (c) RACM is the current owner of the site.

III.C.3.b Status and History of Contamination at the Site

(a) This site is contaminated with hazardous substances. (b) The site was operated by the former Rodgers Chemical Laboratory until the early 1980s, and is currently and has been vacant since at least 1984. (c) The primary environmental concern is soil and groundwater contaminated with chlorinated volatile organic compounds (CVOCs), and soil contaminated with polycyclic aromatic hydrocarbons (PAHs) and metals. (d) The site became contaminated as a result of poor storage of drums and chemicals, and likely dumping, during operation as the former Rodgers Lab. An AAI Phase I Environmental Site Assessment was completed for the site that indicates the property was used as a chemical laboratory since at least the 1940s. Following an EPA removal action, which was completed in 1984, the state WDNR and RACM have conducted multiple rounds of sampling from approximately 2008 through 2014 resulting in confirmation of hazardous concentration of CVOC, and near surface PAH and metals contamination and development of a Draft Remedial Action Options Report.

III.C.3.c Sites Ineligible for Funding

(a) The 4135 South 6th Street site is not listed or proposed for listing on the National Priorities List. (b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under

CERCLA. (c) The site is not subject to the jurisdiction, custody, or control of the United States government.

III.C.3.d Sites Requiring a Property-Specific Determination

The 4135 South 6th Street, former Rodgers Lab, site was subject to an EPA removal action in 1983 through 1984; however the removal action was completed in May 1984. The EPA returned in 1993 and 1994 to remove asbestos from the building and remove three underground storage tanks. All removal activities were completed by EPA by March 18, 1994. Therefore, this site does not require a property-specific determination.

III.C.3.e Environmental Assessment Required for Cleanup Proposals

An ASTM E1903-11 equivalent Phase II report Site Investigation Report and subsequent Addendum were completed for the RACM by AECOM on December 19, 2012 and September 25, 2013, respectively.

PROPERTY OWNERSHIP ELIGIBILITY

III.C.3.f CERCLA §107 Liability

RACM is not potentially liable for contamination at the site under CERCLA §107. Neither RACM, nor the City of Milwaukee caused the contamination or operated at the site at the time of treatment or disposal of hazardous substances. RACM and the City of Milwaukee qualify for the CERCLA defense of involuntary acquisition.

III.C.3.g Enforcement or Other Actions

RACM is not aware of any ongoing or potential enforcement or other actions related to 4135 South 6th Street.

III.C.3.h Information on Liability and Defenses/Protections

(i) RACM acquired the site involuntarily via blight designation on April 17, 2013 from the City of Milwaukee following *in rem* tax foreclosure. (ii) All disposal of hazardous substances at the site occurred prior to RACM's acquisition of the property. RACM did not cause or contribute to any releases of hazardous substances at the site. RACM has not at any time arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. RACM has not dispensed or disposed of or owned the property during the dispensing or disposal of hazardous substances. RACM did not exacerbate the contamination at the site and took reasonable steps with regard to the contamination at the site. (iii) RACM conducted several inquiries at the property beginning with AAI compliant Phase I completed on May 23, 2008 through several Phase II inquiries prior to and following acquisition. RACM continuously monitored and secured the site while conducting additional site assessments and investigations since 2008 and conducted regular site visits and inquiries to ensure conditions remained consistent. In 2012 and 2013, RACM partnered with WDNR to complete site investigation activities using EPA assessment funds with confirmatory eligibility determinations both prior to and following RACM's acquisition of the site. (iv) Since RACM acquired the site, it has been vacant. WDNR was provided access to complete a Phytoremediation Interim Action at the site in

August 2013 using EPA Green Cleanup Pilot funds. (v) RACM has taken and will continue to take necessary steps to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substances. To this end, RACM has worked with WDNR to install the aforementioned phytoremediation interim remedial action. RACM is committed to complying with all land-use restrictions and institutional controls, assisting and cooperating with those performing the cleanup, providing access to the property, complying with all information requests and administrative subpoenas that have or may be issued in connection with the property, and providing all legally required notices.

III.C.3.i Petroleum Sites

Does not Apply.

III.C.4 Cleanup Authority and Oversight Structure

III.C.4.a Cleanup Oversight

RACM staff will manage the site cleanup on a day-to-day basis and the WDNR will ensure the cleanup is protective of human health and the environment. While the site will not be enrolled in the state's Voluntary Party Liability Exemption program, RACM will follow all appropriate steps as part of the traditional cleanup program (outlined in section 292.11 of the Wisconsin Statutes and Wisconsin Administrative Code NR700-754). RACM has been meeting regularly with the WDNR, the regulatory agency with oversight of remediation activities, during the assessment and will continue to do so during cleanup activities. The purposes of the meetings are to discuss the project status, describe actions to be conducted, address WDNR concerns, and receive verbal and written approval for upcoming work. WDNR has been and will continue to be a partner in the cleanup of the site. RACM has over 20 years of experience in environmental testing and cleanup, and is experienced in working with environmental contractors to develop QAPPs, Work Plans, Sampling Plans, and Health and Safety Plans. Please also see "Programmatic Capability" (Section V.B.5.a) for additional information on staff qualifications.

Notification of a release at this site and assignment of BRRTS numbers by the WDNR is complete, and therefore the site is subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code chapters NR 700 through NR 754 (which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure). RACM, in coordination with qualified consultants, will adhere to a remedial action plan for the site in accordance with all applicable state statutes and Wisconsin Administrative Code chapters.

III.C.4.b Access to Adjacent Properties

RACM will need to gain access to the property immediately south of the 4135 South 6th Street site. RACM has previously worked with this property owner, who has been extremely cooperative in providing access during prior assessment and investigation activities. RACM has already spoken to the property owner and has received an affirmative response regarding access during cleanup. RACM will work with this property owner to ensure minimal disruption to his business activities.

III.C.5 Statutory Cost Share

RACM will be providing a 20% match in the form of \$40,000 of funds from RACM's Capital Development Fund (general obligation borrowing). This money will go toward contractual site cleanup expenses as delineated in the budget table in Section V.B.2.b.

RACM is not requesting a Hardship Waiver.

III.C.6 Community Notification

RACM published a newspaper notice in the Daily Reporter on November 5 and 12, 2015 notifying the public of the intent to apply for EPA Brownfield Grants, of the availability of the draft Analysis of Brownfield Cleanup Alternatives (ABCA), and of the opportunity to comment on the applications and the ABCAs. This notification was posted more than two weeks prior to the grant submittal due date of December 18, 2015. The notification also informed the public that RACM would be holding a public hearing on November 19, 2015 where the community was welcomed to submit comments. The public hearing was held as part of a regularly scheduled RACM Board meeting. This venue was chosen because the board meetings are traditionally better attended than meetings focused only on the grant proposals. No comments were received at the meeting or during the public comment period. Attachment D includes a copy of the draft ABCA. Attachment E includes documentation of community notification, including a copy of the ad in the Daily Reporter and meeting notes.

Attachment B

Documentation of Applicant Eligibility

velopment plan", "urban renewal plan", "redevelopment or urban renewal plan", "project area plan" or "redevelopment and urban renewal plan", either one of which means the redevelopment plan of the project area prepared and approved as provided in sub. (6). These undertakings and activities include all of the following:

1. Acquisition of all or a portion of a blighted area.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
4. Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
6. Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
7. Studying the feasibility of and initial design for an arts incubator, developing and operating an arts incubator and applying for a grant or loan under s. 44.60 in connection with an arts incubator.

8. Studying the feasibility of an initial design for a technology-based incubator, developing and operating a technology-based incubator and applying for a grant under s. 560.14 (3) in connection with a technology-based incubator.

(e) "Bonds" means any bonds, including refunding bonds; notes; interim certificates; certificates of indebtedness; debentures; or other obligations.

(g) "Local legislative body" means the board of alderpersons, common council, council, commission or other board or body vested by the charter of the city or other law with jurisdiction to enact ordinances or local laws.

(h) "Project area" means a blighted area which the local legislative body declares to be in need of a blight elimination, slum clearance and urban renewal project.

(i) "Public body" means the state or any city, county, town, village, town board, commission, authority, district, or any other subdivision or public body of the state.

(j) "Real property" includes all lands, together with improvements and fixtures, and property of any nature appurtenant to the lands, or used in connection with the lands, and every estate, interest, right and use, legal or equitable, in the lands, including terms for years and liens by way of judgment, mortgage or otherwise.

(t) "Technology-based incubator" has the meaning given in s. 560.14 (1) (h).

(3) REDEVELOPMENT AUTHORITY. (a) 1. It is found and declared that a redevelopment authority, functioning within a city in which there exists blighted areas, constitutes a more effective and efficient means for preventing and eliminating blighted areas in the city and preventing the recurrence of blighted areas. Therefore, there is created in every city with a blighted area a redevelopment authority, to be known as the "redevelopment authority of the city of". An authority is created for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects as set forth in this section, together with all powers necessary or incidental to effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects.

2. An authority may transact business and exercise any of the powers granted to it in this section following the adoption by the local legislative body of a resolution declaring in substance that

there exists within the city a need for blight elimination, slum clearance and urban renewal programs and projects.

3. Upon the adoption of the resolution by the local legislative body by a two-thirds vote of its members present, a certified copy of the resolution shall be transmitted to the mayor or other head of the city government. Upon receiving the certified copy of the resolution, the mayor or other head of the city government shall, with the confirmation of four-fifths of the local legislative body, appoint 7 residents of the city as commissioners of the authority.

4. The powers of the authority are vested in the commissioners.

5. In making appointments of commissioners, the appointing power shall give due consideration to the general interest of the appointee in a redevelopment, slum clearance or urban renewal program and shall, insofar as is possible, designate representatives from the general public, labor, industry, finance or business group, and civic organizations. Appointees shall have sufficient ability and experience in related fields, especially in the fields of finance and management, to assure efficiency in the redevelopment program, its planning and direction. One of the 7 commissioners shall be a member of the local legislative body. No more than 2 of the commissioners may be officers of the city in which the authority is created.

6. Commissioners shall receive their actual and necessary expenses, including local traveling expenses incurred in the discharge of their duties.

(b) The commissioners who are first appointed shall be designated by the appointing power to serve for the following terms: 2 for one year, 2 for 2 years, one for 3 years, one for 4 years, and one for 5 years, from the date of their appointment. After the first appointments, the term of office is 5 years. A commissioner holds office until a successor is appointed and qualified. Removal of a commissioner is governed by s. 66.1201. Vacancies and new appointments are filled in the manner provided in par. (a).

(c) The filing of a certified copy of the resolution adopted under par. (a) with the city clerk is prima facie evidence of the authority's right to proceed, and the resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the authority, a certified copy of the resolution is conclusive evidence that the authority is established and authorized to transact business and exercise its powers under this section.

(d) Following the adoption of a resolution, under par. (a), a city is precluded from exercising the powers provided in s. 66.1331 (4), and the authority may proceed to carry on the blight elimination, slum clearance and urban renewal projects in the city, except that the city is not precluded from applying, accepting and contracting for federal grants, advances and loans under the housing and community development act of 1974 (P.L. 93-383).

(e) 1. An authority has no power in connection with any public housing project.

2. Persons otherwise entitled to any right, benefit, facility or privilege under this section may not be denied the right, benefit, facility or privilege in any manner for any purpose nor be discriminated against because of sex, race, color, creed, sexual orientation or national origin.

(f) An authority is an independent, separate and distinct public body and a body corporate and politic, exercising public powers determined to be necessary by the state to protect and promote the health, safety and morals of its residents, and may take title to real and personal property in its own name. The authority may proceed with the acquisition of property by eminent domain under ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

(g) An authority may employ personnel as required to perform its duties and responsibilities under civil service. The authority may appoint an executive director whose qualifications are determined by the authority. The director shall act as secretary of the authority and has the duties, powers and responsibilities delegated

by the authority. All of the employees, including the director of the authority, may participate in the same pension system, health and life insurance programs and deferred compensation programs provided for city employees and are eligible for any other benefits provided to city employees.

(5) **POWERS OF REDEVELOPMENT AUTHORITIES.** (a) An authority may exercise all powers necessary or incidental to carry out and effectuate the purposes of this section, including the power to do all of the following:

1. Prepare redevelopment plans and urban renewal plans and undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions.

2. Enter into any contracts determined by the authority to be necessary to effectuate the purposes of this section. All contracts, other than those for personal or professional services, in excess of \$25,000 are subject to bid and shall be awarded to the lowest qualified and competent bidder. The authority may reject any bid required under this paragraph. The authority shall advertise for bids by a class 2 notice, under ch. 985, published in the city in which the project is to be developed. If the estimated cost of a contract, other than a contract for personal or professional services, is between \$3,000 and \$25,000, the authority shall give a class 2 notice, under ch. 985, of the proposed work before the contract is entered into.

3. Within the boundaries of the city, acquire by purchase, lease, eminent domain, or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment or urban renewal project; hold, improve, clear or prepare for redevelopment or urban renewal any of the property; sell, lease, subdivide, retain or make available the property for the city's use; mortgage or otherwise encumber or dispose of any of the property or any interest in the property; enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; make any restrictions, conditions or covenants running with the land and provide appropriate remedies for their breach; arrange or contract for the furnishing of services, privileges, works or facilities for, or in connection with a project; temporarily operate and maintain real property acquired by it in a project area for or in connection with a project pending the disposition of the property for uses and purposes that may be deemed desirable even though not in conformity with the redevelopment plan for the area; within the boundaries of the city, enter into any building or property in any project area in order to make inspections, surveys, appraisals, soundings or test borings, and obtain a court order for this purpose if entry is denied or resisted; own and hold property and insure or provide for the insurance of any real or personal property or any of its operations against any risks or hazards, including paying premiums on any insurance; invest any project funds held in reserves or sinking funds or the funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; redeem its bonds issued under this section at the redemption price established in the bonds or purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be canceled; develop, test and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and blight; and disseminate blight elimination, slum clearance and urban renewal information.

4. a. Borrow money and issue bonds; execute notes, debentures, and other forms of indebtedness; apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the city in which it functions, from the federal government, the state, county, or other public body, or from any sources, public or private for the purposes of this section, and give such security as may be required and enter into and carry

out contracts or agreements in connection with the security; and include in any contract for financial assistance with the federal government for or with respect to blight elimination and slum clearance and urban renewal such conditions imposed pursuant to federal laws as the authority considers reasonable and appropriate and that are not inconsistent with the purposes of this section.

b. Any debt or obligation of the authority is not the debt or obligation of the city, county, state or any other governmental authority other than the redevelopment authority itself.

c. Issue bonds to finance its activities under this section, including the payment of principal and interest upon any advances for surveys and plans, and issue refunding bonds for the payment or retirement of bonds previously issued by it. Bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the authority derived from or held in connection with its undertaking and carrying out of projects or activities under this section. Payment of the bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any projects or activities of the authority under this section, and by a mortgage of all or a part of the projects or activities. Bonds issued under this section are not an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction of the state, city or of any public body other than the authority issuing the bonds, and are not subject to any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under this section are declared to be issued for an essential public and governmental purpose and, together with interest and income, are exempt from all taxes. Bonds issued under this section shall be authorized by resolution of the authority, may be issued in one or more series and shall bear a date, be payable upon demand or mature at a time, bear interest at a rate, be in a denomination, be in a form either with or without coupon or registered, carry conversion or registration privileges, have rank or priority, be payable in a medium of payment, at a place, and be subject to terms of redemption, with or without premium, be secured in a manner, and have other characteristics, as provided by the resolution, trust indenture or mortgage issued pursuant to the transaction. Bonds issued under this section shall be executed as provided in s. 67.08 (1) and may be registered under s. 67.09. The bonds may be sold or exchanged at public sale or by private negotiation with bond underwriters as the authority provides. The bonds may be sold or exchanged at any price that the authority determines. If sold or exchanged at public sale, the sale shall be held after a class 2 notice, under ch. 985, published before the sale in a newspaper having general circulation in the city and in any other medium of publication that the authority determines. Bonds may be sold to the federal government at private sale, without publication of any notice, at not less than par, and, if less than all of the authorized principal amount of the bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the authority that does not exceed the interest cost to the authority of the portion of the bonds sold to the federal government. Any provision of law to the contrary notwithstanding, any bonds issued under this section are fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under this section or the security for any bond, any bond reciting in substance that it has been issued by the authority in connection with a project or activity under this section is deemed to have been issued for that purpose and the project or activity is deemed to have been planned, located and carried out in accordance with this section.

5. Establish a procedure for preservation of the records of the authority by the use of microfilm, another reproductive device, optical imaging or electronic formatting, if authorized under s. 19.21 (4) (c). The procedure shall assure that copies of the records that are open to public inspection continue to be available to members of the public requesting them. A photographic reproduction of a record or copy of a record generated from optical disk or electronic storage is deemed the same as an original record for all pur-

poses if it meets the applicable standards established in ss. 16.61 and 16.612.

6. Authorize the chairperson of the authority or the vice chairperson in the absence of the chairperson, selected by vote of the commissioners, and the executive director or the assistant director in the absence of the executive director to execute on behalf of the authority all contracts, notes and other forms of obligation when authorized by at least 4 of the commissioners of the authority to do so.

7. Commence actions in its own name. The authority shall be sued in the name of the authority. The authority shall have an official seal.

8. Exercise other powers that may be required or necessary to effectuate the purposes of this section.

9. Exercise any powers of a housing authority under s. 66.1201 if done in concert with a housing authority under a contract under s. 66.0301.

(b) 1. Condemnation proceedings for the acquisition of real property necessary or incidental to a redevelopment project shall be conducted in accordance with ch. 32, or any other law relating specifically to eminent domain procedures of redevelopment authorities.

3. Where a public hearing has been held with respect to a project area under this section the authority may proceed with such project and the redevelopment plan by following the procedure set forth in ch. 32. Any owner of property who has filed objections to the plan as provided under sub. (6) may be entitled to a remedy as determined by s. 32.06 (5).

4. The authority may acquire by purchase real property within any area designated for urban renewal or redevelopment purposes under this section before the approval of either the redevelopment or urban renewal plans or before any modification of the plan if approval of the acquisition is granted by the local governing body. If real property is acquired, the authority may demolish or remove structures with the approval of the local governing body. If acquired real property is not made part of the urban renewal project the authority shall bear any loss that may arise as a result of the acquisition, demolition or removal of structures acquired under this section. If the local legislative body has given its approval to the acquisition of real property that is not made a part of the urban renewal project, it shall reimburse the authority for any loss sustained as provided for in this subsection. Any real property acquired in a redevelopment or in an urban renewal area under this subsection may be disposed of under this section if the local governing body has approved the acquisition of the property for the project.

(c) 1. Notwithstanding sub. (6), the authority of a 1st class city may acquire any property determined by the authority to be blighted property without designating a boundary or adopting a redevelopment plan. The authority may not acquire property under this subdivision without the approval of the local legislative body of the city in which the authority is located.

1g. Notwithstanding sub. (6), the authority of any 2nd, 3rd or 4th class city may acquire blighted property without designating a boundary or adopting a redevelopment plan, if all of the following occur:

a. The authority obtains advance approval for the acquisition by at least a two-thirds vote of the members of the local legislative body in which the authority is located.

b. The two-thirds approval in subd. 1g. a. shall be by resolution and the resolution shall contain a finding of the local legislative body that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority.

1r. Condemnation proceedings for the acquisition of blighted property shall be conducted under ch. 32 or under any other law relating specifically to eminent domain procedures of authorities. The authority may hold, clear, construct, manage, improve or dis-

pose of the blighted property, for the purpose of eliminating its status as blighted property. Notwithstanding sub. (9), the authority may dispose of the blighted property in any manner. The authority may assist private acquisition, improvement and development of blighted property for the purpose of eliminating its status as blighted property, and for that purpose the authority has all of the duties, rights, powers and privileges given to the authority under this section, as if it had acquired the blighted property.

2. Before acquiring blighted property under subd. 1. or 1g., the authority shall hold a public hearing to determine if the property is blighted property. Notice of the hearing, describing the time, date, place and purpose of the hearing and generally identifying the property involved, shall be given to each owner of the property, at least 20 days before the date set for the hearing, by certified mail with return receipt requested. If the notice cannot be delivered by certified mail with return receipt requested, or if the notice is returned undelivered, notice may be given by posting the notice at least 10 days before the date of hearing on any structure located on the property which is the subject of the notice. If the property which is the subject of the notice consists of vacant land, a notice may be posted in some suitable and conspicuous place on that property. For the purpose of ascertaining the name of the owner or owners of record of property which is subject to a public hearing under this subdivision, the records of the register of deeds of the county in which the property is located, as of the date of the notice required under this subdivision, are conclusive. An affidavit of mailing or posting the notice which is filed as a part of the records of the authority is prima facie evidence of that notice. In the hearing under this subdivision, all interested parties may express their views on the authority's proposed determination, but the hearing is only for informational purposes. Any technical omission or error in the procedure under this subdivision does not invalidate the designation or subsequent acquisition. If any owner of property subject to the authority's determination that the property is blighted property objects to that determination or to the authority's acquisition of that property, that owner shall file a written statement of and reasons for the objections with the authority before, at the time of, or within 15 days after the public hearing under this subdivision. The statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of that statement is a condition precedent to the commencement of an action to contest the authority's actions under this paragraph.

(5m) BONDS TO FINANCE MORTGAGE LOANS ON OWNER-OCCUPIED DWELLINGS. (a) Subject to par. (b), an authority may issue bonds to finance mortgage loans on owner-occupied dwellings. Bonds issued under this paragraph may be sold at a private sale at a price determined by the authority.

(b) The redevelopment authority shall submit the resolution authorizing the issuance of bonds under par. (a) to the common council for review. If the common council disapproves the resolution within 45 days after its submission, no bonds may be issued under the authority of the resolution.

(c) The redevelopment authority may:

1. Issue mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

2. Issue loans to any lending institution within the city which agrees to make mortgage loans for the rehabilitation, purchase or construction of any owner-occupied dwelling in the city.

3. Purchase loans agreed to be made under subd. 2.

(5r) FINANCING OF CERTAIN SCHOOL FACILITIES. (a) *Legislative declaration.* The legislature determines that the development of new public schools will help alleviate the substandard conditions described in sub. (2) and will promote the sound growth and economic development of cities and enhance the education of youth in neighborhood settings. The legislature determines that the social and economic problems sought to be addressed are particularly acute in more densely populated areas. The legislature desires to make certain financing and economic tools available in

violation by Class "B" licensee, Neil Nelson, 1326 W. State Street. (Page 590).

FILE NUMBER 58-884

Communication from the Police Dept. relative to violation by Class "B" licensee Joseph Vesnefsky. (Page 651).

by recommending that they be placed on file.

Report adopted and matters ordered on file.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Judiciary-Legislation, reported upon:

FILE NUMBER 58-439-b

Communication from the Mayor's office relative to proposed bill prepared by the committee on ports and navigation of the Wisconsin Legislative Council. (Page 579.)

by recommending the adoption of the following resolution:

FILE NUMBER 58-439-b

Resolved, By the Common Council of the City of Milwaukee, that His Honor the Mayor, the Chairman of the Committees on Buildings-Grounds-Harbors and Judiciary-Legislation are hereby authorized and directed to appoint a special committee to attend public hearings in Sheboygan, Wis. on June 30, 1958, and in Superior, Wis. on August 4, 1958 to gain support in opposition to the proposed legislative bill prepared by the Committee on Ports and Navigation of the Wisconsin Legislative Council; and be it

Further Resolved, That a statement of policy, in writing, is to be prepared for said committee. *Adopted.*

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing presented a report, in favor of adopting the following resolution, viz.:

FILE NUMBER 58-901

Resolution relating to conference with the Chicago Regional Office of Urban Renewal for the purpose of effecting transfers of projects to new redevelopment authority when created. *Adopted.*

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

FILE NUMBER 58-902

Resolution declaring the existence of need for blight

elimination, slum clearance, and urban renewal programs and projects within city.

by recommending the adoption of the following substitute resolution, viz.:

FILE NUMBER 58-902

Resolution declaring the existence of need for blight elimination, slum clearance, and urban renewal programs and projects within city.

Whereas, The Wisconsin Legislature has enacted Chapter 3, Laws of 1958 (Special Session), relating to the creation of a separate redevelopment authority; and

Whereas, It is required under the provisions of such legislation that the Common Council of the City of Milwaukee by adoption of a resolution by a two-thirds vote of its members present declare that there exists within the City of Milwaukee a need for blight elimination, slum clearance, and urban renewal programs and projects; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it hereby declares, finds, and determines that there exists within the City of Milwaukee a need for blight elimination, slum clearance and urban renewal programs and projects in accordance with the provisions of the aforementioned legislation.

ALD. QUIRK moved separate action on the foregoing matter. *The motion prevailed.*

ALD. QUIRK moved that the Common Council do now resolve itself into a Committee of the Whole for the purpose of hearing from Mr. Harry G. Slater, Deputy City Attorney, relative to the foregoing matter. *The motion prevailed.*

**ALD. HEIDEN IN THE CHAIR
PROCEEDINGS OF THE COMMITTEE
OF THE WHOLE**

Mr. Slater appeared and addressed the Committee relative to the foregoing matter.

ALD. MEYERS moved that the Committee of the Whole do now rise. *The motion prevailed.*

PRESIDENT SCHREIBER IN THE CHAIR

ALD. HEIDEN from the Committee of the Whole reported that the Committee met and heard from Mr. Harry G. Slater relative to File Number 58-902.

Report accepted and ordered on file.

The report of the Committee was thereupon accepted and the foregoing resolution, as substituted, adopted by the following vote:

Ayes:—Ald. Budzien, Collins, Hass, Heiden, Hoff-

mann, Kelly, Kroenke, Kujawa, Landowski, Mortier, Nowakowski, Phillips, Rahn, Schimenz, Schmit, Whittow Zillman and the President—18.

Noes:—Ald. Meyers and Quirk—2.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing, reported upon:

FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

by recommending the adoption of the following substitute resolution, viz.:

FILE NUMBER 58-903

Resolution relating to a study by an appropriate committee concerning the method by which a staff handles slum clearance and Urban Renewal Projects in several cities.

Whereas, The Legislature has recently enacted a new Urban Renewal Legislation which establishes a redevelopment authority for the purpose of carrying on slum clearance and Urban Renewal Projects; and

Whereas, It is imperative that a study be made concerning the type of staff and the manner in which such staff shall be constituted to effect a constructive Urban Renewal Program; and

Whereas, The cities of Cleveland, St. Louis and Chicago each have a different type of staff organization with respect to carrying on slum clearance and Urban Renewal in their midst; and

Whereas, The cities of Cleveland, St. Louis and Chicago are appropriate cities to be studied in connection with their slum clearance and Urban Renewal Projects and the manner in which their administration staffs handle matters pertaining to slum clearance and Urban Renewal; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following persons be authorized to visit the cities of St. Louis, Missouri; Philadelphia, Pennsylvania; and Baltimore, Maryland; for the purpose of making a study with respect to the type of staff employed in each of such cities for the purpose of handling slum clearance and Urban Renewal Projects in such respective cities; The President of the Common Council, the Chairman of the Finance-Printing Committee, the Chairman of the Buildings-Grounds-Harbors Committee, the Chairman of the Urban Renewal Committee, the Deputy City Attorney, Mr. Clarence Beernink, and such members of the Buildings-Grounds-Harbors Com-

mittee of the Common Council as signify their intention to make the study by informing the President of the Common Council of that fact; and be it

Further Resolved, That such committee shall prepare a report as soon as they have completed such study by visiting such cities and submit the same to the Common Council; and be it

Further Resolved, That for the purpose of carrying on such study as hereinbefore set forth and to cover travel and other related expenses of the persons above named who are authorized to make such study, there is hereby appropriated out of Fund Account No. 9862-955 Project No. 8733 a sum not to exceed \$250 per person authorized to visit the cities above set forth in this resolution.

Substitute accepted and substitute resolution adopted.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

FILE NUMBER 58-760

Resolution authorizing consultation with bond counsel relative to proposed urban redevelopment legislation. (Page 604.)

by recommending that it be placed on file.

Adopted.

ALD. RAHN—

From the Joint Committee on Buildings-Grounds-Harbors and Finance-Printing reported upon:

FILE NUMBER 58-904

Resolution providing for selection of membership under the Urban Redevelopment Authority's law.

by recommending that it be indefinitely postponed.

Adopted.

ALD. RAHN—

From the Committee on Buildings-Grounds-Harbors presented reports, in favor of adopting the following resolutions, viz.:

FILE NUMBER 58-300

Resolution directing the Board of Public Land Commissioners to collaborate with the County Park Commission in preparing plans for the development of the southern extension of Lincoln Memorial Drive between E. Russell Avenue and the south city limits. (Page 269.)

Adopted.

FILE NUMBER 58-447

Resolution relating to the request of Approved Homes, Inc. and Clinton R. Taplin to divide Lot 9, Block 3, Alger Subdivision in the southeast ¼ of Section 15, Town 6 north, Range 21 east, in the City of Milwaukee. (Page 384.)

Adopted.

Attachment C

Letter from State Environmental Authority



November 24, 2015

David P. Misky, Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Subject: State Acknowledgement Letter for the City of Milwaukee's three \$200,000 Brownfields Cleanup Grant Applications

Dear Mr. Misky:

Dave

The Wisconsin Department of Natural Resources (DNR) acknowledges and supports the application of the City of Milwaukee for U.S. Environmental Protection Agency Brownfield Grant cleanup funds identified above at three different sites.

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Milwaukee, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for these grant applications is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss

Darsi Foss, Director
Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER

Attachment D

Draft Analysis of Brownfield Cleanup Alternatives

DRAFT
November 19, 2015
Analysis of Brownfield Cleanup Alternatives for
4135 South 6th Street

Introduction and Background

The Redevelopment Authority of the City of Milwaukee (RACM) is applying for a \$200,000 Cleanup Grant from the United States Environmental Protection Agency (EPA) for the purpose of remediating contamination from hazardous substances at the 4135 South 6th Street site. RACM will provide a minimum of a 20% (or \$40,000) match. This Analysis of Brownfield Cleanup Alternatives is provided to outline four alternatives evaluated during the cleanup and planning processes for the 4135 South 6th Street site.

This property is currently vacant and was historically occupied by Rodgers Laboratories, which designed and manufactured small batches of organic chemicals and industrial cleaning solvents. In May 1983, the Wisconsin Department of Natural Resources (WDNR) determined that the property was a threat to human health due to the storage of chemicals on at the Site. In September 1983, the EPA declared the property a hazardous materials emergency cleanup site. The first phase of the cleanup action was completed in November 1983 and included the removal of approximately 800 drums and various containers, along with seven aboveground storage tanks. Subsequently, in 1993 and 1994, EPA removed asbestos-containing building materials from the building, three underground storage tanks (USTs; 8,000 gallons, 6,000 gallons, and 1,500 gallons), approximately 9,800 gallons of contaminated groundwater (pumped from the USTs), five drums of sludge (tank bottoms), and 680 tons of contaminated soil in the area of the USTs. The exact locations of some of these potential source areas are unknown, based on the limited historical information available. The EPA site removal activities were completed in March 1994.

Site investigation activities were conducted from April 2008 to August 2010 by Giles Engineering Associates, Inc. (Giles) and from August 2012 to December 2013 by AECOM. Site investigation activities indicated soil impacted by chlorinated volatile organic compounds (CVOCs), petroleum VOCs, Polycyclic Aromatic Hydrocarbons (PAHs), and metals and groundwater impacted by CVOCs and petroleum VOCs. Additional Site investigation activities were conducted in June 2013, including agronomic sampling and planning of a phytoremediation interim action. Based on the results of the agronomic sampling and considering the development plans, a Phytoremediation Interim Action Plan was developed. The phytoremediation-related tree planting activities were completed in August 2013 as an interim measure while the extent of off-Site impacts was further assessed. The intent of the phytoremediation interim action was to increase biological activity enhancing natural attenuation of contaminants in soil and groundwater as well as interrupt the flow of contaminated groundwater from the source off-site. The phytoremediation approach included planting 16 trees along the southern and western property boundaries to provide some long term reduction in contaminant mobility. The details of the phytoremediation implementation were provided in the August 28, 2013 Phytoremediation

Interim Action Report. Off-Site investigation activities conducted in August 2013 indicated groundwater impacts from the site have migrated to the south and west.

Additional Site investigation activities were conducted in December 2013 to update groundwater conditions at the Site, refine the definition of the extent CVOC and VOC impacts north of the Site, and to refine the delineation of the extent of the proposed remediation area on the southern portion of the Site. The results of these additional Site investigation activities were evaluated and utilized to prepare a Draft Remedial Action Options Report.

In general, Site investigation activities indicate PAH impacts in the direct contact soil are widespread throughout the site. Localized mercury and lead soil impacts and widespread cadmium and arsenic soil impacts are present in exceedance of direct contact and groundwater protection standards. Soil and groundwater analytical data indicate exceedances of CVOCs and VOCs in the southern/central portion of the site. At this point, the extent of soil and groundwater contamination has been defined.

Applicable Regulations and Cleanup Standards

Notification of a release and assignment of a Bureau of Remediation and Redevelopment Tracking System (BRRTS) number by the Southeast Region of the Wisconsin Department of Natural Resources (WDNR) has been completed. The site is subject to the requirements of Section 292.11 (3) Wisconsin Statutes (hazardous substances spill law) and Wisconsin Administrative Code (WAC) chapters NR 700 through NR 749, which establish requirements for emergency and interim actions, public information, site investigations, design and operation of remedial action systems, and case closure. RACM, in coordination with qualified consultants, has completed a site investigation and a Draft Remedial Action Options Report for the site in accordance with all applicable state statutes. A Remedial Action Plan will be submitted to WDNR for comment and approval prior to cleanup and will form the basis for the cleanup activities. Cleanup at the site will continue to be monitored by staff at the WDNR. Cleanup will be targeted to meet relevant non-industrial standards set forth in WAC chapter NR 720: *Soil Cleanup Standards*.

Evaluation of Cleanup Alternatives

This section identifies various remediation alternatives that could be used to address the environmental contamination issues at the 4135 South 6th Street site. The “No Action Alternative” is used as the baseline against which the other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives at the site: effectiveness, implementability, cost, the impact of potential climate changes to the remedy, and environmental benefits associated with sustainability factors.

Alternative One – No Action / Monitored Natural Attenuation

With this alternative, RACM would take no action to remediate the subject site, other than to periodically sample groundwater monitoring wells to determine whether the contamination is naturally attenuating.

1. Effectiveness – This alternative would not be effective at reducing the toxicity, mobility, or volume of contamination and would leave contaminated soil in place. Risks associated with contaminated soil would continue to persist. This alternative would not take action to protect public health, safety, and welfare and the environment.
2. Implementability – This alternative is implementable.
3. Cost – Semi-annual groundwater sampling is estimated to cost approximately \$20,000 annually or \$60,000 for three years of sampling. Indirect costs of the no action alternative will include a continued blighting influence on surrounding properties which would be manifested in lower property values and a decreased tax base.
4. Impact of Potential Climate Changes – This alternative is susceptible to impact from potential climate change risk of increased/decreased temperatures and precipitation, extreme weather events, and changing dates for ground thaw/freezing that may adversely affect the migration of contaminated groundwater. Impacts are expected to be minimal considering the property's proximity to floodplains and coastal zones.
5. Environmental Benefits – This alternative presents an environmental benefit in that greenhouse gas discharges would not be increased, energy consumption would be minimal, volume of wastewater generated and material taken to the landfill would be low.

Alternative Two – Institutional and Engineering Controls

With this alternative, the contractor would address contamination by managing contaminated soil on-site and registering the site in the WDNR's GIS Registry for residual soil and groundwater contamination, as well as install a cap or barrier at the site to prevent direct contact with contaminated soil.

1. Effectiveness – This alternative would be effective in reducing the toxicity of contamination by preventing direct contact to be protective of public health and safety; however this alternative would not be effective in addressing the long term contaminant migration or groundwater contamination at the property.
2. Implementability – This alternative is implementable.
3. Cost – The cost to implement this alternative is estimated to be approximately \$31,840 initially with inspections and cap maintenance estimated at approximately \$5,000 per year.
4. Impact of Potential Climate Changes – This alternative is susceptible to impact from potential climate change risk of increased/decreased temperatures and precipitation, extreme weather events, and changing dates for ground thaw/freezing that may adversely affect the effectiveness of the cap. Based on rising temperatures and late spring freezes documented in the Third National Climate Assessment, establishing and maintaining a protective vegetative cap could be affected by these potential climate change factors.

5. Environmental Benefits – This alternative presents an environmental benefit in that the volume of wastewater generated and material taken to the landfill would be low; however, greenhouse gas discharges and energy consumption would be increased due to the trucking and operation of onsite equipment.

Alternative Three – Excavation with Off-site Disposal

With this alternative, the contractor would excavate the contaminated soil and properly dispose of it in a licensed landfill.

1. Effectiveness – This alternative would be effective at reducing the toxicity, mobility, and volume of contamination on site and would also be protective of public health, safety, and welfare and the environment. During the remediation activities, care would need to be taken to minimize dust created by the excavation, which could present a potentially adverse, but temporary, impact on public health, safety, welfare, or the environment.
2. Implementability – Excavation of contaminated soil is a common remedial strategy and is technically and administratively feasible in this case.
3. Cost – The estimated cost to implement this strategy would be prohibitive due to the size of the site and widespread contamination in the direct contact soil zone. Additionally, the presence of high concentrations of CVOCs considered to be hazardous waste increases the cost of disposal greatly. The estimated cost for this alternative ranges from \$400,000 to \$880,000.
4. Impact of Potential Climate Changes – This alternative is not susceptible to impact from potential climate change risk since contamination would be removed from the site and replaced with clean material.
5. Environmental Benefits – This alternative presents little to no benefit in consideration of an estimated 1,025 tons of material would be taken to the landfill. Greenhouse gas discharges and energy consumption would significantly be increased due to the trucking and operation of onsite equipment. Waste generation is significant with this alternative; however, it would be limited and temporary, with no long term energy consumption.

Alternative Four – In situ Chemical Oxidation

With this alternative, the remediation is accomplished by injecting oxidants and potentially co-amendments directly into the impacted area. The oxidants react directly with the contaminants to produce benign compounds, including carbon dioxide, water, and inorganic chloride.

1. Effectiveness – This alternative would be effective at reducing the toxicity and mobility of CVOC contamination and would also be protective of public health, safety, and welfare and the environment; however mercury impacted soil will not be effectively treated by oxidation.
2. Implementability – The alternative can be implemented as many oxidation products currently exist and there is ample space on the vacant property to mix the soil in place.

3. Cost – The estimated cost to implement this strategy is between \$260,000 to \$570,000. The wide range in cost is based on the need for treatability testing to determine the amount of oxidation product needed to effectively reduce the contaminant concentrations.
4. Impact of Potential Climate Changes – This alternative is not susceptible to impact from potential climate change risk since contamination will be reduced to innocuous products and will no longer exist at the property.
5. Environmental Benefits – This alternative presents potentially adverse, but temporary, affects in consideration of greenhouse gas discharges and energy consumption from some trucking and operation of onsite equipment. Water consumption could be high with this alternative due to the need for soil mixing. Wastewater and waste generation would be limited and temporary. No long term energy consumption would result from this alternative.

Alternative Five – A Combination of Alternative One, Two, Three, and Four

With this alternative, the remediation is accomplished using all four alternatives detailed above. Oxidants and potentially co-amendments will be injected directly into the areas of the highest chlorinated VOCs (4). Overburden soils are expected and will be combined with areas of contamination impacted with Mercury for off-site disposal (3). Remaining impacts will require institutional controls by way of the WDNR's GIS Registry, and engineering controls may be required to obtain closure (2). Finally, the groundwater at the site will continue to be monitored to ensure reduction in soil contamination translate to a reduction of groundwater contaminant loading.

1. Effectiveness – This alternative would be effective at reducing the toxicity and mobility of contamination and would also be protective of public health, safety, and welfare and the environment.
2. Implementability – The alternative can be implemented as many oxidation products currently exist and there is ample space on the vacant property to mix the soil in place.
3. Cost – The estimated cost to implement this strategy is similar to the cost of Alternative 4; however, only the highest impacted area would be treated with ISCO and institutional/engineering controls would be used to address lower levels of contamination. The cost is estimated to be \$240,000.
4. Impact of Potential Climate Changes – This alternative is not susceptible to impact from potential climate change risk since contamination will be reduced to innocuous products and will no longer exist at the property.
5. Environmental Benefits – This alternative presents potentially adverse, but temporary, affects in consideration of greenhouse gas discharges and energy consumption from some trucking and operation of onsite equipment. Water consumption could be high with this alternative due to the need for soil mixing. Wastewater and waste generation would be limited and temporary. No long term energy consumption would result from this alternative.

Recommendation

The Remedial Alternatives were evaluated based on their effectiveness, their feasibility of implementation, the costs of each alternative, impact of potential climate changes and environmental benefits associated with sustainability factors. The recommended alternative is *Alternative Five*. As a whole, a combination of all alternatives provides both the most efficient cleanup strategy and the best protection for human health and the environment.

Attachment E
Community Notification

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} S.S.

Mike Rifanburg, being the first duly sworn on oath, says that he is the Publisher of THE DAILY REPORTER, which is a public newspaper of general circulation, printed and published daily in the English language in the City of Milwaukee, in said county, and fully complying with the laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached is a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on

Nov. 5, 2015 Nov. 12, 2015



Mike Rifanburg, Publisher

Sworn to me this 12th day of November 2015



Russell A. Klingaman
Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent

PROOF OF PUBLICATION

**OFFICIAL NOTICE NO. 57637
PUBLIC HEARING**

Environmental Grant Applications

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee (RACM) is planning to apply for three US Environmental Protection Agency (EPA) brownfield cleanup grants on December 18, 2015. The sites currently being considered for grant applications include:

- Up to \$200,000 for hazardous cleanup at 4135 S. 6th Street;
- Up to \$200,000 for hazardous cleanup at 400 S. Layton Boulevard;
- Up to \$200,000 for petroleum and hazardous cleanup at 2537 W. Hopkins Street and 3424 N. 27th Street;
- Up to \$270,000 for petroleum and hazardous assessment at Century City Area D;
- Up to \$400,000 for community-wide petroleum and hazardous assessment; and
- Up to \$1,000,000 in Revolving Loan Funds for petroleum and hazardous cleanup.

A draft application including an Analysis of Brownfield Cleanup Alternatives (ABCA) report will be available for each of the three proposed cleanup grant properties. The ABCA summarizes the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered and the proposed cleanup.

The public may view the draft ABCAs as well as the draft applications by contacting Dave Misky at 414-286-8682 or dmisky@milwaukee.gov or by visiting

Redevelopment Authority of the City of Milwaukee
809 N Broadway, 2nd Floor
Milwaukee, WI 53202
Contact: Dave Misky at
414-286-8682

Hours: weekdays 8:00 AM - 4:45 PM

If it is necessary to view the materials after hours, please contact Dave Misky to schedule an appointment.

The public may comment on the draft applications and draft ABCAs by sending written comments by November 19, 2015 to Dave Misky, 809 North Broadway, Milwaukee, Wisconsin 53202, or via e-mail to dmisky@milwaukee.gov, or by speaking at a public hearing that will be held during the RACM meeting on November 19, 2015 at 1:30 P.M.

at the
First Floor Board Room
809 North Broadway
Milwaukee, Wisconsin.

RACM will include comments received and staff responses in the grant applications.

10908094/11-5-12

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10591
Adopted on: November 19, 2015
Aldermanic District: 7th, 8th and 13th
Project / Area: City-wide, 30th Street Industrial Corridor, Menomonee Valley, and the Green Corridor

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee.

Whereas, the Redevelopment Authority of the City of Milwaukee is eligible for grant funds from the United States Environmental Protection Agency (USEPA) for assessment, loan funds, and cleanup of various brownfield sites in the city; and

Whereas, the Redevelopment Authority has identified a need for the available funding for three site specific cleanup grants for up to \$200,000 each at 2537 West Hopkins & 3424 North 27th Streets, 400 South Layton Boulevard, and 4135 South 6th Street, for up to \$400,000 for petroleum and hazardous community-wide assessment grants, for up to \$270,000 for site-specific assessment at Century City Area D, and for up to \$1,000,000 in brownfield cleanup revolving loan funds; and

Whereas, the Redevelopment Authority recognizes that the assessment, remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources and encouraging economic development in Milwaukee; and

Whereas, the Redevelopment Authority will maintain records documenting all expenditures made during the grant period; and

Whereas, to comply with federal National Environmental Policy Act (NEPA) requirements and USEPA Brownfield Cleanup Grant proposal guidelines, the Redevelopment Authority must consider the advantages and disadvantages of various remedial options, consider public comments, and choose preferred remedial options for cleanup grant proposals; and

Whereas, the Redevelopment Authority has therefore prepared a draft Analysis of Brownfield Cleanup Alternatives (ABCA) with a preliminary preferred remedial option for each of the following three cleanup grant proposals: 2537 West Hopkins & 3424 North 27th Streets, 400 South Layton Boulevard, and 4135 South 6th Street; and

Whereas, the draft ABCAs propose preliminary preferred remedial options at each of the three sites that address environmental impacts with consideration to effectiveness, implementability, cost, impacts from potential climate change factors, and environmental benefits associated with sustainability factors; and

Whereas, the draft ABCAs propose the preferred remedial option of excavation and capping at 2537 West Hopkins & 3424 North 27th Streets and 400 South Layton Boulevard, and *in situ* chemical oxidation at 4135 South 6th Street; and

Whereas, the Redevelopment Authority has made these draft ABCAs and the draft grant proposals available for public review and comment; and

Whereas, the Redevelopment Authority of the City of Milwaukee has determined that operation of the cleanup and assessment grant program from October 1, 2016 to September 30, 2019 and the revolving loan fund from October 1, 2016 to September 30, 2021 would cost approximately \$2,630,000, of which \$2,270,000 would be provided by the Grantor, \$160,000 would be provided by the Grantee as local match for the three cleanup sites, and \$200,000 would be provided through borrower match (private investment) for the revolving loan funds; and

Whereas, the Redevelopment Authority share of this Grant program, \$120,000, will come from the Redevelopment Authority General Fund, Capital Funds and other eligible local match funds, and potentially from private sources; and

Whereas, the benefits to the Redevelopment Authority from this Grant program appear to exceed the Redevelopment Authority's share of costs and other obligations to be incurred under this program; now, therefore, be it

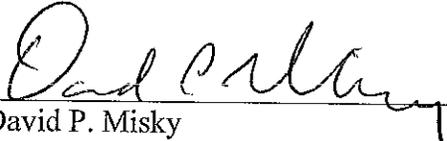
Resolved, By the Redevelopment Authority of the City of Milwaukee that application, acceptance, and implementation of said Grants from the United States Environmental Protection Agency by the Assistant Executive Director under the terms specified above, is authorized; and be it

Further Resolved, that the proper officers of the Redevelopment Authority be and hereby are authorized and directed to enter into an agreement and/or other documents deemed necessary and agreed to by the Assistant Executive Director in order to implement the remedial action option.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)


David P. Misky
Assistant Executive Director-Secretary

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
NOVEMBER 19, 2015**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Bill Schwartz, Chair
 Commissioner Kathryn M. West
 Commissioner Robert B. Rondini
 Commissioner Jose Galvan

MEMBERS EXCUSED: Commissioner Lois A. Smith, Vice Chair
 Commissioner Alderman Willie C. Wade
 Commissioner Frances Hardrick

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the Minutes of the October 15, 2015 meeting. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's two public hearings on brownfield cleanup grant applications, the required notices were published in the Daily Reporter on November 5th and November 12th.

Item 1, Public Hearing

Resolution relative to application, acceptance, and funding of brownfield grant applications to the USEPA for assessment, loan funds, and cleanup of various brownfields throughout the City of Milwaukee. (7th, 8th & 13th Aldermanic Districts; submitted by Environmental Team)

Karen Dettmer of the Environmental Team introduced the item where staff will be applying for three assessment, three cleanup, and one revolving loan fund grant for a total of \$2.27MM. Two of the assessment grants are city-wide and one is specific to Century City. The cleanup grants are for the former Rodgers Lab, Century City, and the Menomonee Riverbank. If granted, the funds would be available for three years.

Commissioner West asked why Rodgers Lab was chosen to which Ms. Dettmer stated the level of contamination is quite high and it appears to be moving offsite. This grant would help pay for the majority of the cleanup costs with additional funds to be applied for from the State and Federal government.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10591.

Item 2, Public Hearing

Resolution authorizing the revised preferred remedial cleanup action option at the Esser Paint site where an EPA Brownfield Cleanup Grant will be utilized for remediation. (15th Aldermanic District; submitted by Environmental Team)

Tory Kress of the Environmental Team described the former Esser Paint site. The Authority received an EPA cleanup grant in 2012 for redeveloping the site. The Authority is working with Gorman Company to construct townhomes for the site that requires a combination of remedial options. This resolution authorizes the options of excavation, enhanced bioremediation, and engineering controls (e.g. capping). The developer Gorman will be submitting an application for tax credits in January 2016.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10592.

Item 3, Regular Business

Resolution authorizing the amendment of Redevelopment Revenue Bonds, Series 2010 (Next Door Pediatrics Project). (15th Aldermanic District; submitted by Finance and Administration)

David Piedt of Finance reintroduced the item stating the Authority had approved the Authority being a conduit for the Next Door Project bonds in 2010. This resolution would allow the borrower to reduce their interest rate 1.25%. To avoid this type of approval in the future, staff will be requesting authorization for such items with a blanket resolution.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10593.

Item 4, Administration

Resolution approving the 2016 meeting schedule.

The 2016 calendar for Authority meetings was proposed with all meetings being held on the third Thursday of the month.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10594.

Item 5, Regular Business

Resolution amending a Riverwalk Development Agreement among Walker's Landing of Wisconsin, Inc., the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee to share in total eligible costs of constructing the Riverwalk adjoining the property at 2070 North Riverboat Road, TID #22 (Beerline "B"). (6th Aldermanic District; submitted by Economic Development)

Alyssa Remington of the Economic Development Team described the success of TID #22 (Beerline B) and that it will be closed out at the end of this year. The TID is committed to contributing \$600k for the Walker's Landing riverwalk and dockwall but the project ran into contaminated soil that requires an additional \$52k of expenditures. The funds have to be expended before the end of Year 22 of the TID which is December 22, 2015 and then the City will begin closing out the district.

Commissioner West moved for adoption of the resolution and it carried by a vote of 4 ayes - 0 nays. Adopted resolution is No. 10595.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular and annual meeting for **December 17, 2015**, at 3:30 P.M., at the St. Ann Center for Intergenerational Care facility, 2450 West North Avenue, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

Redevelopment Authority Minutes
Regular Meeting of November 19, 2015

David P. Misky
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.

Attachment F
Letters of Leveraging Commitment



Michael J. Murphy
City of Milwaukee Common Council

December 10, 2015

Redevelopment Authority of the City of Milwaukee
Attn: David P. Misky, Asst. Executive Director, Secretary
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the City of Milwaukee Common Council, I am pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA Brownfields funding. The Common Council understands RACM will be applying for:

- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend, 400 South Layton Boulevard, and 4135 South 6th Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Common Council recently approved the 2016 city budget, which was signed by Mayor Tom Barrett. **Included in the proposed budget is a line item for \$500,000 to be allocated for the Brownfields Program.** The Common Council understands the importance of the Brownfields assessment and cleanup to reduce blight and encourage development in the City of Milwaukee. These funds, along with EPA funds and other federal, state and local funding, will move Brownfields projects from assessment through remediation and redevelopment to ensure projects are well-funded through completion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Murphy'.

Michael J. Murphy
Common Council President
Alderman, 10th District





Department of Administration
Community Development Grants Administration

Tom Barrett
Mayor

Sharon Robinson
Director of Administration

Steven L. Mahan
Community Block Grant Director

December 11, 2015

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

The City of Milwaukee Community Development Grants Administration (CDGA) is pleased to support the Redevelopment Authority of the City of Milwaukee's (RACM) applications for USEPA brownfields funding. I understand RACM will be applying for

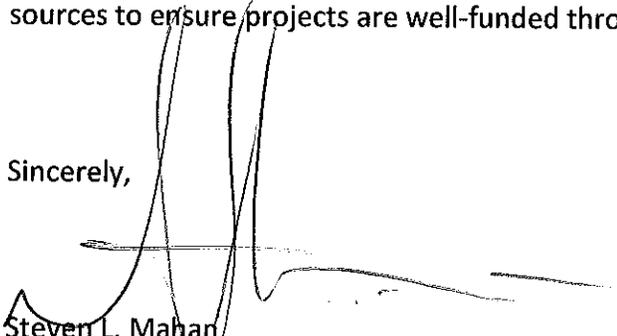
- \$200,000 Community-wide Hazardous Assessment Grant;
- \$200,000 Community-wide Petroleum Assessment Grant;
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D;
- three \$200,000 Site-specific Cleanup Grants at 27th & Townsend, 400 South Layton Boulevard, and 4135 South 6th Street; and
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

CDGA is responsible for applying for, recommending the allocation of, and overseeing the effective use of Local, State and Federal funds for programs in targeted central city neighborhoods. Most of the funding is allocated to assist lower income families and remove blight. It is used for housing rehab programs, special economic development relating to job and business development, and public service programs such as crime prevention, job training, housing for homeless, youth recreation programs and community organization programs. Funding is awarded to the city through Federal entitlement guidelines and through competitive applications. The CDGA office works collaboratively with non-profit groups, government agencies, and public/private coalitions to coordinate activity that increases home ownership and property values, reduces crime, and promotes greater employment and business activity.

CDGA has worked with community leaders to develop neighborhood strategic plans in 18 neighborhood planning areas. Future funding will focus on supporting neighborhood and community leaders to reach their vision, rather than on the needs of individual agencies.

CDGA understands the importance of brownfields assessment and cleanup to further and encourage these goals. As such, **CDGA has allocated \$169,000 for Brownfields Initiatives \$28,000 for Environmental Review and Planning from our Entitlement Funds in 2016.** This funding is typical of years past and CDGA expects similar funding allocations in the 2017 and 2018 budget years. This funding will assist to assess and cleanup brownfields in the Community Development Block Grant area, the area of census tracts most in need of public funding in the city of Milwaukee. These funds are often used for assessment of brownfield properties to define cleanup alternatives as well as leverage state and federal grants, such as EPA Cleanup funds. These CDBG funds help to bring brownfields projects from the early assessment stages through remediation on properties that may otherwise sit blighted. CDGA sincerely supports RACM's efforts in utilizing a variety of funding sources provided from federal, state, and local sources to ensure projects are well-funded through completion.

Sincerely,



Steven L. Mahan

Director

Community Development Grants Administration

December 16, 2015

David Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway, Second Floor
Milwaukee WI 53202

Dear Mr. Misky:

It is my understanding the Redevelopment Authority of the City of Milwaukee (RACM) is applying for funding from the U.S. Environmental Protection Agency as follows:

- \$200,000 Community-wide Hazardous Assessment Grant
- \$200,000 Community-wide Petroleum Assessment Grant
- Up to \$270,000 Site-specific Assessment Grant at Century City Area D
- Three \$200,000 Site-specific Cleanup Grants at 27th & Townsend (Century City Area), 400 South Layton Boulevard (on Menomonee River), and 4135 South 6th Street (Garden District/Green Corridor)
- \$1,000,000 Brownfield Cleanup Revolving Loan Fund Grant.

The Wisconsin Economic Development Corporation (WEDC) is always ready to team with RACM to evaluate the ways in which our organization can positively impact Brownfield sites in the City of Milwaukee. RACM has been at the forefront of Brownfield redevelopment in Wisconsin. It is the intention of WEDC to fulfill the role of an innovative partner that can be a potential source of matching funds for specific priority projects.

WEDC resources may be leveraged from our Brownfield Redevelopment Financial Assistance Program (BRFA), Site Assessment Grant Program (SAG), Idle Industrial Sites Redevelopment Program (IISR) as long as each project's application meets program's requirements pertaining to underwriting, eligibility, and leverage.

WEDC grant funds that may be paired with EPA funds you secure in the future could include the following:

- An approved \$1,000,000 Idle Industrial Sites Redevelopment Grant (FY14-22172) can leverage the anticipated Site Specific Assessment and Cleanup Grants received for the development and surrounding area development at Century City.
- An approved \$100,000 Site Assessment Grant (FY13-21938) for the MVIC groundwater sampling can be utilized to leverage your requested EPA funding for the cleanup of 400 South Layton Blvd. This cleanup involves restoration of the North Bank of the Menomonee River and it should help attain the overall closure of environmental activity on the site.
- WEDC has assessment and cleanup funding available through the BRFA, SAG, and IISR Programs to assist in closing funding gaps. In fiscal year 2016, the aforementioned programs have a combined budget of \$5.5 million, available to projects throughout the state on a competitive basis.

The preliminary estimate in this letter does not constitute a commitment and is based on complete, eligible and competitive incoming project applications seeking funding. The preliminary estimate is subject to WEDC's underwriting and review, the availability of funds, and approval by WEDC executive management.



201 W. Washington Avenue
Madison, WI 53703

P.O. Box 1687
Madison, WI 53701

608.210.6700
855-INWIBIZ
inwisconsin.com

WEDC is looking forward to continuing the productive partnership with RACM to identify underutilized contaminated sites that have a propensity for higher use in Milwaukee, Wisconsin. Please contact Community Account Manager Kathryn Berger at 608-210-6822 any time a site in your community could benefit from potential WEDC funding to move a proposed project closer to fruition.

Best Regards,



Mark R. Hogan
Secretary & CEO

cc: Kathryn Berger, Community Account Manager
cc: Al Rabin, Program Manager



DIVISION OF PUBLIC HEALTH

Scott Walker
Governor

1 WEST WILSON STREET
P O BOX 2659
MADISON WI 53701-2659

Kitty Rhoades
Secretary

608-266-1251
FAX: 608-267-2832

State of Wisconsin

Department of Health Services

dhs.wisconsin.gov

December 16, 2015

Mr. David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

The Wisconsin Department of Health Services (DHS) is pleased to support the Redevelopment Authority of the City of Milwaukee (RACM) in their application for USEPA Brownfields funding. Our agency has staff with substantial experience in assessing brownfields in communities throughout Wisconsin. Milwaukee, with a large inventory of vacant industrial buildings, has brownfield assessment and redevelopment needs among the largest in Wisconsin.

It is my understanding that RACM will apply for 1) a Community-wide Hazardous Assessment Grant (\$200,000), 2) a Community-wide Petroleum Assessment Grant (\$200,000), 3) a Site-specific Assessment Grant at Century City Area D (\$270,000), 4) three \$200,000 Site-specific Cleanup Grants, and 5) a Brownfield Cleanup Revolving Loan Fund Grant (\$1,000,000). With regard to the Site-specific Cleanup Grants, you detail three properties with these funds in mind: at 27th & Townsend, 400 South Layton Boulevard (on the Menomonee River), and 4135 South 6th Street. We are prepared to offer technical assistance on any of these projects, as has been our past partnership on numerous cleanup efforts. In particular, we would regard the project on the Menomonee River a priority for our agency due to its proximity within the Milwaukee Estuary Great Lakes Area of Concern. Our agency has been particularly anxious to see redevelopment progress in this key blighted area. To that end, DHS strongly endorses RACM's application for funding to assist with these brownfields projects.

Sincerely,

Robert Thiboldeaux, PhD
Senior Toxicologist
Wisconsin Department of Health Services

Wisconsin Housing and
Economic Development Authority
201 West Washington Avenue
Suite 700 | P.O. Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099



December 15, 2015

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky,

On behalf of the Wisconsin Housing and Economic Development Authority, I strongly support the Redevelopment Authority of the City of Milwaukee applications to the United States Environmental Protection Agency (EPA) for Brownfield Cleanup and Revolving Loan Fund grants. WHEDA, along with its many public and private partners, continue to expand its commitment to Transform Milwaukee, which includes the Century City area.

As you are aware, the ten year Transform Milwaukee strategic action plan is well underway. With more than three years into the initiative, WHEDA and its public and private partners have invested more than \$387 million in the Transform Milwaukee industrial region. The initiative focuses on restoring economic prosperity to the industrial, residential and transportation areas connecting the City of Milwaukee's 30th Street Industrial Corridor, Menomonee Valley, Port of Milwaukee and the Milwaukee Aerropolis.

The revitalization of the 30th Street Industrial Corridor and the Century City Business Park development is a major priority for WHEDA and its partners involved in the Transform Milwaukee initiative, and WHEDA is proud to again partner on, and support the following EPA Brownfield grant applications:

- \$200,000 cleanup grant application for 27th and Townsend (2537 W. Hopkins Street & 3424 N. 27th Street)
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$400,000 Community-Wide Assessment Grant application (\$200,000 for Petroleum and \$200,000 for Hazardous)
- \$1,000,000 Brownfield Cleanup and Revolving Loan Funds

This funding will be used for community-wide assessment and revolving loan funds, as well as site-specific assessment and petroleum cleanup at multiple sites within the Century City area within the 30th Street Industrial Corridor. The site specific grants will support build-out of the Century City Business Park and a supportive mixed use and storm water redevelopment project



at the 27th & Townsend outlots, which will serve as the southern gateway to Century City. The community-wide assessment grant and the revolving loan fund grants are flexible to be used throughout the City of Milwaukee and will promote economic development in other distressed areas of the City.

Additionally, these proposed projects will either directly or indirectly, support the five primary strategies of Transform Milwaukee, which are:

- Expand business development and innovation with new and existing financing resources to spur job creation;
- Reduce the number of foreclosed and vacant properties to make neighborhoods more desirable for housing and business development;
- Foster partnerships between state agencies and nonprofit community groups to increase job training, skills enhancement and educational opportunities;
- Create storm water runoff conveyance systems – bioswales –as an alternative to storm sewers to prevent future flooding events;
- Direct resources to established intermodal transportation infrastructure – water, air, rail and highway systems.

We must continue to foster strong, collaborative efforts between federal, state, local and private funding opportunities in order to package resources that will help grow businesses and restore central Milwaukee to a vibrant place in which to live and work!

To that end, WHEDA fully supports RACM's proposal for Brownfield Cleanup and Revolving Loan Fund grants that would provide greatly needed resources to the City of Milwaukee.

Kind regards,



Wyman B. Winston
Executive Director

Attachment G
Letters of Support



ATTN: David Misky

Assistant Executive Director – Secretary

Redevelopment Authority City of Milwaukee

809 North Broadway

Milwaukee Wisconsin, 53202

Dear David,

It is our pleasure to write a letter of support for the Redevelopment Authority of the City of Milwaukee and our great partnership, as you apply for the US Environmental Protection Agency Cleanup Grant.

Our organization, the Energy Exchange Inc., aims to engage and educate the community on how to be better stewards of our natural resources through sustainable practices. We work hard to implement cutting-edge technologies in our community to prevent ongoing pollution of the environment and to protect our local resources. We also recognize that it is critical to continue to remediate the mistakes of the past, which is why we so strongly support the efforts of RACM. The property at hand, 4135 S. 6th St., is adjacent to our facility and has been a blight of the community for several decades. Once remediation of the site is complete, we would like to be able to utilize the property as an extension of the educational opportunities we provide. To have a successful Brownfield story in our neighborhood that can be used as a community asset would be a great achievement.

We are committed to working with RACM to benefit our community. We ask you to join us in our support of the RACM and all of the wonderful work they do.

Thank you,

David Grow

Vice President of the Board

Energy Exchange Inc.



PO Box 70876
Milwaukee, WI 53207
(414) 379-2450
info@milwaukeegdna.com
milwaukeeGDNA.com

Connie Wilson
Chairperson

Samer Abulughod
Vice-Chairman

Julia O'Connor
Treasurer

Jennifer Gordon
Secretary

Board Members

Jared Bell
Percy Dorsey
Jim Karol
Jason Koi
Marshall Lee
Cary Nievinski
Dawn Riegel
Beth Sellars
Debbie Stoddard

Ex-Officio Members

Ald. Terry Witkowski
Sup. Jason Haas

The Garden District
Neighborhood
Association is a
nonprofit
organization
[501(c)(3)]
dedicated to
serving and
improving the
quality of life for
those who live in
the 13th Aldermanic
District in the City
of Milwaukee

12 December 2015

David Misky
Assistant Executive Director – Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky:

The Garden District lends our unqualified support for the City of Milwaukee's application to the US EPA for a Brownfield Cleanup grant for the former Rodgers Lab property at 4135 South 6th Street.

As this stretch of Milwaukee's Green Corridor continues to improve, this will enable an unused piece of property to contribute to the next productive development. We appreciate the evolution of cleanup methods and the educational aspect the project showcases for other areas like ours.

One of the most important roles of the Garden District Neighborhood Association is to facilitate information sharing and mutual education. I know our neighborhoods in the immediate area will actively participate in informing our neighbors about this project.

Thank you for helping attract and direct such funding to this area. The Garden District and the Green Corridor are certainly not the only areas needing such Attention but the benefits are completely in harmony with our purposes.

On behalf of the Garden District Board of Directors,

A handwritten signature in black ink that reads "Connie J. Wilson".

Connie Wilson
Chairperson



JR Witt, President
Beth Sellers, Vice President
Dawn Riegel, Secretary
Julia O'Connor, Treasurer

3909 S 1st Place
Milwaukee, WI 53207

14 December 2015

David Misky
Assistant Executive Director – Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Misky:

At the December meeting of the Town of Lake Neighborhood Association we discussed the City's application for EPA funding to remediate contamination at the site of the former Rogers Lab on South 6th Street.

As one of the neighborhoods of the Milwaukee Garden District this site is part of the Town of Lake area. Along with the Green Corridor, the community gardens and events like the farmers market that are hosted nearby, the Town of Lake is especially affected by the improvements that occur here. Returning another useful property to the area is always a plus and we support the effort by all involved.

We will be glad to host informational meetings and share news of this and similar efforts through our email groups and social media and look forward to seeing progress at this site.

For the Town of Lake Neighborhood Association,
Sincerely,

JR Witt
President



Sixteenth Street
COMMUNITY HEALTH CENTER

1337 S. CESAR CHAVEZ DRIVE • MILWAUKEE, WI 53204-2712
414-672-6220 • FAX 414-672-0191 • www.sschc.org

December 9, 2015

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

RE: Support for City of Milwaukee Applications to the US Environmental Protection Agency

Dear Mr. Misky:

On behalf of the Sixteenth Street Community Health Centers (SSCHC), I am writing in support of several applications being made by the City of Milwaukee to the US Environmental Protection Agency. The applications include:

- \$200,000 cleanup grant application for 400 S. Layton Boulevard
- \$200,000 cleanup grant application for 4135 S. 6th Street
- \$400,000 Community-Wide Assessment Grant application
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

The funding that these applications seek will bring added leverage to improving neighborhoods like the ones we serve on Milwaukee's south side, through grants and loans that fund important environmental assessment and cleanup.

As you know, SSCHC is a federally qualified community health center and the primary health care provider to Milwaukee's Latino south side. In addition to providing high quality health care to our more than 36,000 clients, we operate a nationally recognized Department of Environmental Health that seeks to address the factors in our urban environment that contribute to poor health outcomes and a degraded quality of life. Due to the history of our neighborhoods and their ties to Milwaukee's industrial past, legacy contamination continues to inhibit new economic investment and a renewal of our urban environment that can benefit our families.

Federal funding has always and will continue to be an important part of the equation in cleaning up our neighborhoods. We also know that collaboration is critical to the success of brownfield redevelopment projects. If funds are awarded, SSCHC will gladly work with the City of Milwaukee to maximize the benefits that can be generated through brownfield cleanup and redevelopment and help in bringing about the full economic and environmental recovery of these sites.

We hope that the City of Milwaukee's proposal is met with the full support of the US Environmental Protection Agency and we look forward to assisting the City in its work as it moves forward. Please feel free to contact Ben Gramling, our Director of Environmental Health, if we can be of any further assistance during the application process.

Sincerely,



John Bartkowski, Dr.PH
President & Chief Executive Officer



December 10, 2015

David P. Misky
Assistant Executive Director – Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2 Floor
Milwaukee, WI 53202

This letter is to indicate my support for RACM's applications for the four EPA grants including:

- Community-Wide Assessment (hazardous and petroleum):
- Site-Specific Assessment for Century City Area D:
- Cleanup grant for 2537 W. Hopkins Street & 3424 N. 27th Street:
- Brownfield Cleanup Revolving Loan Funds:

These projects are of extreme importance to WRTP/BIG STEP which has as its mission to enhance the ability of private sector organizations to recruit and develop a more diverse, qualified workforce in construction, manufacturing and emerging sectors of the regional economy.

WRTP/BIG STEP has received national attention for successfully developing workforce partnerships and training. Our Center of Excellence provides a clearinghouse for the assessment, preparation, and placement of job-ready candidates in the skilled trades and industries, including construction, manufacturing and utilities. We excel in ensuring job retention and advancement through mentoring and other support mechanisms for new workers. The key to WRTP/BIG STEP's success begins with the initial assessment process and the quality of our relationships with key community partners. WRTP/BIG STEP is able to quickly assess the needs of the people that come through our door – whether they require essential, basic, or technical industry skills. We work with hundreds of local community organizations that refer those that are work-ready to us and provide support for workers we identify as needing help becoming job-ready.

If awarded, WRTP/BIG STEP would be pleased to serve as a formal partner in the projects and work with the City of Milwaukee to facilitate job training and placement tied to the projects throughout the City of Milwaukee.

We sincerely hope that you will strongly consider funding RACM's proposal.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Mark E. Kessenich', written over a horizontal line.

Mark Kessenich
President & CEO

3841 W. Wisconsin Avenue, Milwaukee, WI. 53208
Phone: (414) 342-9787
Fax: (414) 342-3546
www.wrtp.org



December 8, 2015

David P. Misky, Assistant Executive Director - Secretary
Redevelopment Authority of the City of Milwaukee
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Dear Mr. Misky:

The Milwaukee Area Workforce Investment Board (MAWIB) strongly supports the Redevelopment Authority of the City of Milwaukee's (RACM) EPA FY2016 grant applications.

As the largest workforce development board in the state, and serving both the most diverse and economically-challenged area, the MAWIB strongly supports the redevelopment of blighted properties in the City of Milwaukee and understands that brownfield remediation is crucial to the economic development of the region, city and local neighborhoods. These kinds of redevelopment efforts are necessary to revitalize our urban core.

Specifically, the MAWIB supports RACM's applications to the Environmental Protection Agency (EPA) for:

- \$200,000 cleanup grant application for 2537 W. Hopkins Street & 3424 N. 27th Street
- \$200,000 cleanup grant application for 400 S. Layton Boulevard
- \$200,000 cleanup grant application for 4135 S. 6th Street
- \$400,000 Community-Wide Assessment Grant application
- \$270,000 (not to exceed) Site-Specific Assessment for Century City Area D
- \$1,000,000 Brownfield Cleanup Revolving Loan Funds

If awarded, the MAWIB will be a critical partner in the projects, particularly by linking workforce development efforts that provides job training and placement to redevelopment projects being carried out within the city.

Sincerely,

Earl Buford
President/CEO



Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/17/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="391186734"/>	* c. Organizational DUNS: <input type="text" value="0719147120000"/>
---	---

d. Address:

* Street1:	<input type="text" value="809 North Broadway"/>
Street2:	<input type="text" value="2nd Floor"/>
* City:	<input type="text" value="Milwaukee"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="WI: Wisconsin"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="53202-3617"/>

e. Organizational Unit:

Department Name: <input type="text" value="Department of City Development"/>	Division Name: <input type="text" value="Redevelopment Authority"/>
---	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Karen"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Dettmer"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="414-286-5642"/>	Fax Number: <input type="text"/>
---	----------------------------------

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Cleanup Grant for 4135 South 6th Street, Milwaukee, Wisconsin

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: